



## Mayor's Office

December 3, 2012

The Honorable Mathy Stanislaus  
Assistant Administrator for Solid Waste & Emergency Response  
U.S. Environmental Protection Agency

David Lloyd  
Director  
Office of Brownfields Cleanup and Land Revitalization  
U.S. Environmental Protection Agency

Susan Morales  
Brownfields Coordinator  
U.S. Environmental Protection Agency Region 10

Dear Assistant Administrator Stanislaus, Mr. Lloyd and Ms. Morales:

On behalf of the City of Beaverton, I am pleased to submit the enclosed application to the U.S. Environmental Protection Agency for a combined \$400,000 hazardous substances/petroleum Brownfields Assessment Grant to redevelop vacant, idled brownfields and foster the growth of manufacturing and technology-based businesses. Nine initial properties located downtown, in the Round and Creekside District areas and within a new state-designed Enterprise Zone, have been identified by the Oregon Department of Environmental Quality (ODEQ) as contaminated from previous uses and requiring Phase II assessments. Additional former industrial properties with suspected environmental contamination have also attracted developer attention following the designation of Beaverton's industrial core as an Enterprise Zone. Beaverton supports the cleanup and revitalization of these sites and plans to provide incentives to property owners to address brownfield challenges.

A first-tier suburb in the Portland metropolitan area, Beaverton is working with advanced businesses to locate on brownfields, including companies in the software development, scientific and medical device manufacturing, electronics manufacturing, and food processing sectors. Brownfield revitalization will make these sites more attractive for development, boost economic development potential, increase property values and tax revenues, and protect public health and the environment. EPA support will also build on Beaverton's sustainability strengths, including a HUD Sustainable Communities Challenge Grant to revitalize these same Creekside District and Round redevelopment areas, as well as a CDC Community Transformation Grant for a new community health clinic in the Round redevelopment area that will improve medical access for low-income populations. While this proposal marks Beaverton's first ever request for EPA Brownfields resources, the community has the competence and partnerships necessary to put EPA funding to productive and successful use.

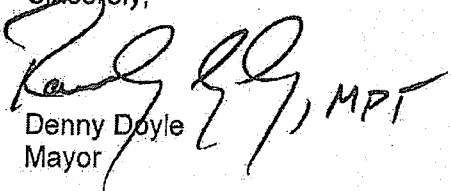
Beaverton seeks EPA funding to conduct environmental assessments, plan for the area's reuse, and organize additional community outreach and involvement.

Beaverton provides the following information to EPA:

- a. **Applicant Identification:** City of Beaverton, Oregon  
4755 SW Griffith Drive, P.O. Box 4755  
Beaverton, OR 97076-4755
- b. **Applicant DUNS #:** 070731450
- c. **Funding Requested:**  
i. **Grant:** Assessment  
ii. **Federal Funds Requested:** \$400,000  
iii. **Contamination:** \$200,000 Hazardous Substances and \$200,000  
Petroleum  
iv. **Type:** Community-Wide
- d. **Location:** Beaverton, Oregon
- e. **Contacts:**  
i. **Project Director:** Alma Flores  
Economic Development Manager  
4755 SW Griffith Drive, P.O. Box 4755  
Beaverton, OR 97076-4755  
Phone: (503) 526-2456  
Fax: (503) 526-3720  
E-mail: [aflores@beavertonoregon.gov](mailto:aflores@beavertonoregon.gov)
- ii. **Chief Executive:** Denny Doyle  
Mayor  
4755 SW Griffith Drive, P.O. Box 4755  
Beaverton, OR 97076-4755  
Phone: (503) 526-2497  
Fax: (503) 526-2479  
E-mail: [ddoyle@beavertonoregon.gov](mailto:ddoyle@beavertonoregon.gov)
- f. **Date Submitted:** December 3, 2012
- g. **Project Period:** September 1, 2013 to August 31, 2016
- h. **Population:** 91,641
- i. **Special Considerations:** See attached.

I thank you for your consideration.

Sincerely,

  
Denny Doyle  
Mayor

## City of Beaverton, OR – Application for EPA Brownfields Assessment Grant

**Overview** – The City of Beaverton, Oregon, seeks Brownfields Assessment funding from EPA to redevelop vacant, idled brownfields and foster the growth of manufacturing and technology-based businesses. Nine initial properties located downtown, specifically in the Round and Creekside District areas and within a new state-designed Enterprise Zone, have been identified by the Oregon Department of Environmental Quality (ODEQ) as contaminated from previous uses and requiring Phase I and Phase II assessments. Additional former industrial properties with suspected environmental contamination have also attracted developer attention following the designation of Beaverton's industrial core as an Enterprise Zone. Beaverton supports the cleanup and revitalization of these sites, and plans to provide incentives to property owners to address brownfield challenges.

A first-tier suburb in the Portland metro area, Beaverton is working with businesses to locate and expand existing uses on brownfields, including companies in the software development, scientific and medical device manufacturing, electronics manufacturing, and food processing sectors. Brownfield revitalization will make these sites more attractive for development, boost economic development potential, increase property values and tax revenues, and protect public health and the environment. EPA support will also build on Beaverton's sustainability strengths, including a HUD Sustainable Communities Challenge Grant to revitalize these same Creekside District and Round redevelopment areas, as well as a CDC Community Transformation Grant for a new community health clinic in the Round redevelopment area that will improve medical access for low-income populations. While this proposal marks Beaverton's first request for EPA Brownfields resources, the community has the competence and partnerships necessary to put EPA funding to successful use.

### **1. COMMUNITY NEED**

**a. Health, Welfare and Environment** – Downtown brownfields pose a number of risks to the community. Nine initial sites, ranging from less than 0.5 acres to over 45 acres, have been identified for brownfields revitalization. These sites include a mix of previous industrial uses, including food processing, paper milling, rubber/silicone/plastic manufacturing, electronics manufacturing, window manufacturing, battery production, carpet recycling, auto sales, and gas stations. Phase I assessments already conducted on these sites have identified potential hazardous materials and petroleum contamination in the soil, groundwater and surface water, including:

- 1,1-Dichloroethane (DCA): Animal studies have shown that 1,1-DCA can cause kidney disease after long-term exposure. When pregnant animals breathed a high level of the chemical, their babies grew more slowly. 1,1-DCA has also been demonstrated to cause cancer in rats.
- 1,1-Dichloroethylene (DCE): EPA regulates 1,1-DCE in drinking water to protect public health. The effects from exposure to 1,1-DCE are primarily on the central nervous system. People who drink water containing high levels of 1,1-DCE could experience problems with their liver.
- Trans-1,2-DCE: Studies have identified a range of effects associated with Trans-1,2-DCE exposure, including decreased body weight, effects on organ weights (liver, kidney, thymus, and lung), changes in liver function, and decreases in hematological parameters.
- Methyl Ethyl Ketone (MEK): Studies of animals that have breathed or swallowed high levels of MEK have shown serious health effects, including birth defects, fainting and death. Animals that drank water with low levels of MEK for a short time had mild kidney damage.
- Dichloromethane (DCM): Short-term DCM inhalation can cause decreased visual, auditory and motor functions. Long-term DCM exposure can lead to central nervous system damage. Animal studies have shown increases in liver, pancreas and lung cancer following DCM inhalation.

- Polychlorinated Biphenyl (PCB): PCBs can cause cancer, as well as other adverse health effects on the immune system, reproductive system, nervous system, and endocrine system. Maternal exposure occurring prior to pregnancy can result in brain damage to the developing fetus.
- Pentachlorophenol (PCP): Short-term exposure to high levels of PCP can cause harmful effects on the liver, kidneys, blood, lungs, nervous system, immune system, and gastrointestinal tract. Long-term exposure to low levels of PCP can cause damage to the liver, kidneys, blood, and nervous system. PCP is also associated with carcinogenic, renal and neurological effects.
- Perchloroethylene (PERC): Short-term exposure to high levels of PERC causes dizziness, sleepiness, confusion, headache, and eye, nose and throat irritation. Exposure to high PERC levels for a short time can be deadly. PERC is classified as a carcinogen. Studies have also shown that PERC exposure increases the risk of developing Parkinson's disease.
- Trichloroethylene (TCE): EPA identifies TCE as a human carcinogen. TCE exposure affects the central nervous system, immune system, secretion system, organs such as the liver and kidney, and fetal development. Sensitive populations, including children, and those with certain diseases (e.g., diabetes) or lifestyle factors (e.g., alcohol consumption), are more at risk to TCE exposure.
- Polycyclic Aromatic Hydrocarbons (PAH): High prenatal exposure to PAH is associated with lower IQ and childhood asthma. PAH exposure during pregnancy is related to adverse birth outcomes, including low birth weight, premature delivery and heart malformations. Cord blood of babies exposed to PAH pollution has been linked to cancer.
- Cadmium: Long-term exposure to low levels of cadmium may cause kidney disease. Other long-term effects are lung damage and fragile bones. Animal studies have shown that cadmium can cause high blood pressure, iron-poor blood, liver disease, and nerve or brain damage. Cadmium may also cause cancer.
- Chromium: While chromium is an essential nutrient, too much chromium can cause health problems, including skin rashes, upset stomachs and ulcers, respiratory problems, weakened immune systems, kidney and liver damage, alteration of genetic material, lung cancer, and death.
- Copper: Copper is vital to the health of all living things. However, excess copper intake causes stomach upset, nausea and diarrhea and can lead to tissue injury and disease.
- Lead: Lead interferes with a variety of body processes and is toxic to many organs and tissues, including the heart, bones, intestines, kidneys, and reproductive and nervous systems. Lead poisoning is the leading environmentally induced illness in children. At greatest risk are children under the age of six because they are undergoing rapid neurological and physical development.
- Nickel: Studies show that eating or drinking high levels of nickel can produce lung disease in dogs and rats and affect the stomach, blood, liver, kidneys, and immune system in rats and mice, as well as their reproduction and development.
- Zinc: The short-term effects of ingesting high levels of zinc include stomach cramps, nausea and vomiting. Taken longer, zinc can cause anemia and decrease the levels of good cholesterol. Studies have also shown that rats fed large amounts of zinc became infertile.
- Diesel Fuel and Other Petroleum Hydrocarbons: Petroleum contains a number of toxic compounds, including solvents such as benzene, toluene and xylene, and additives such as ethylene dibromide and organic lead compounds. EPA has classified benzene as known human carcinogen. Studies have also found ethylene dibromide to cause cancer in laboratory animals.

The existence of these contaminants at the 9 initial sites targeted for Phase II assessments pose significant health concerns. Many of the hazardous substances identified have been designated by EPA as priority pollutants. As such, they are highly carcinogenic, mutagenic and teratogenic.

Beaverton is also interested in conducting up to 4 Phase I assessments at former industrial sites, including auto repair shops, gas stations, and sewage treatment plants. Environmental contamination at all of these sites would threaten the low-income Vose, Denney Whitford/Raleigh West and Central Beaverton neighborhoods. Pregnant women and children are particularly at risk.

The City faces broad health disparities. Beaverton is one of a small handful of cities in Oregon that has been designated by HHS as a Medically Underserved Area, which includes neighborhoods identified as having too few primary care providers, high infant mortality, high poverty, and a high elderly population. The Census tracts that define the Medically Underserved Area, which overlap the brownfields redevelopment area, also experience some of the highest levels of criminal activity.

Environmental contamination also poses a risk to aquatic life in Beaverton Creek. Cleaning up brownfields near the creek will safeguard fish and fowl, and protect vulnerable populations in Beaverton who depend upon Beaverton Creek to provide food for their tables. Furthermore, brownfields have produced a negative psychological impact on Beaverton's residents. Many of these properties have disconnected downtown neighborhoods. Abandoned properties have also attracted crime, and for years new development has bypassed downtown for undeveloped greenspace.

Washington County, where Beaverton is located, also suffers from other environmental and health issues. Twelve percent of Washington County's population is considered to be in poor or fair health, compared to 10% nationally. In 2011, Washington County's air quality exceeded particulate matter standards on 32 days, compared to an average of 10 days for the State. Approximately 14% of Washington County's population does not carry health insurance. More than 130 regulated facilities are also located in Beaverton, many of which are sited in or adjacent to minority communities.

#### b. Financial Need

	8 Census Tracts <sup>1</sup>	Beaverton	Oregon	National
<b>Population:</b>	38,865 <sup>2</sup>	89,803 <sup>2</sup>	3,831,074 <sup>2</sup>	308,745,538 <sup>2</sup>
<b>Unemployment:</b>	11.3% <sup>2</sup>	7.2% <sup>3</sup>	8.7% <sup>3</sup>	7.8% <sup>3</sup>
<b>Poverty Rate:</b>	15.4% <sup>4</sup>	9.9% <sup>4</sup>	14% <sup>4</sup>	13.8% <sup>4</sup>
<b>Percent Minority:</b>	33.8% <sup>2</sup>	33.7% <sup>2</sup>	21.5% <sup>2</sup>	36.3% <sup>2</sup>
<b>Median Household Income:</b>	\$47,724 <sup>4</sup>	\$55,296 <sup>4</sup>	\$49,260 <sup>4</sup>	\$51,914 <sup>4</sup>

1: Census Tracts 304.01, 305.01, 310.05, 310.06, 311, 314.02, 314.04, and 316.13; 2: 2010 Census data; 3: Bureau of Labor Statistics (September 2012); 4: 2006-2010 Census data

With more than 90 different languages spoken in its schools, Beaverton is one of the most ethnically diverse cities in Oregon. The City has Hispanic, Asian and Black populations significantly higher than the state average. Washington County is also Oregon's most ethnically diverse county. Brownfields revitalization will be targeted at the City's most ethnically dense neighborhoods, and conducted in partnership with community organizations to ensure equitable development.

Beaverton households are somewhat smaller in size and more likely to be renters than is the case for the metro region as a whole. Incomes are slightly below comparable regional figures. All of the Census tracts surrounding Beaverton's downtown and Enterprise Zone area also have unemployment rates of 10% or greater. Brownfields cleanup downtown will particularly benefit the low-income Vose, Denney Whitford/Raleigh West and Central Beaverton neighborhoods. All of the brownfields targeted for Phase I and Phase II assessments are located in or adjacent to these

neighborhoods. More than 50% of households in these communities have incomes below 80% (\$45,020) of the median income of the metro area (\$56,275). Creating jobs near Beaverton's lowest-income residents will reduce combined housing and transportation costs.

The recession hit Beaverton hard. The combination of high unemployment, increasing foreclosure rates of homes, unaffordable housing, and lack of health insurance has created a perfect storm:

#### Unemployment

- The Bureau of Labor Statistics finds that 4,506 Beaverton residents are still searching for work.
- Beaverton's unemployment rate is 8.8% (almost double the rate of 2008). This number doesn't reflect those who have given up on job hunting or working part-time.

#### Housing

- There are currently 1,271 foreclosed homes in Beaverton, with very little relief in sight.
- Housing costs in Washington County are among the highest in Oregon.

#### Lack of Health Insurance

- Roughly 14% of Washington County residents do not have health insurance.
- It is estimated that more than 43,000 residents in Washington County are one catastrophic illness or job loss away from becoming homeless.

#### Impact on Children in Beaverton

- 1 out of 10 children in the Beaverton School District lives below the poverty line and more than 37% of students (over 13,000 kids) receive free or reduced lunch benefits.
- Beaverton School District's tally of 1,580 homeless students during the last school year is the highest number ever recorded in Oregon.

Beaverton's manufacturing sector has seen a steady decline. Approximately 26% of Beaverton's work force was employed in manufacturing in 1980, compared to over 10% in 2009. The recession further increased industrial and commercial vacancies. Vacancy rates for industrial and office space in Beaverton are considerably above metro-wide averages. A critical first step in attracting business was Enterprise Zone designation for Beaverton's industrial core. Enterprise Zone designation enables the City to provide tax relief for up to 5 years to businesses. However, while tax abatement provides an attractive incentive for businesses to locate and expand in Beaverton, the threat of environmental contamination on many prime sites poses an additional hurdle. EPA resources will leverage Enterprise Zone incentives and help businesses characterize pollution on these properties.

This proposal is Beaverton's first request for EPA revitalization support. Until recently, a lack of knowledge and the private sector's fear of brownfield designation have limited the City's efforts to help reclaim contaminated properties. However, new political leadership understands the value of tackling brownfields, and has begun to develop better relationships with property owners that will make environmental cleanups possible. The City is limited in its ability to assess the targeted properties without EPA's assistance. Beaverton's Economic Development department has an annual budget of \$426,000, most of which supports programs and projects including external partners. EPA funding will provide a needed shot in the arm to Beaverton's brownfields revitalization aims.

## **2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS**

**i. Project Description** – Adopted in 2010, the Beaverton *Community Vision* is the product of the most extensive public engagement process ever undertaken in the city. More than 5,000 citizens shared their aspirations for the future (in 6 languages) through events, surveys, forums, and other

venues. More than 100 community priorities comprise the plan, which 60 community organizations are helping to implement. A key priority of the *Community Vision* was the development of strategies that clarify Beaverton's role in an evolving economy, and take steps to create the infrastructure, workforce training and recruitment approaches necessary for success. In 2011, following additional public input and feedback, Beaverton adopted its *Civic Plan*, which operationalizes the *Community Vision* and establishes clear actions to realize the City's goals. The revitalization of downtown Beaverton and the rebirth of advanced manufacturing are core components of that plan.

In 2011, Beaverton took the first of four steps necessary to actualize its downtown redevelopment ambitions when voters approved the establishment of a 997-acre urban renewal district. Urban renewal will use the difference in property tax revenue between a March 2012 base assessed value and projected rising values to fund essential improvements. Over the next 30 years, a series of bonds based on this tax increment (as much as \$150 million) will be issued to fund specific projects, including infrastructure such as streets, roadway improvements, sidewalks, utilities, public spaces, and plazas. These improvements would address declining areas, provide incentives to attract private business and housing, address traffic flow and public safety, and support private investment in the area. Using tax increment financing, the bonds will be paid back as tax revenues increased.

The second step of Beaverton's revitalization strategy occurred when it was awarded a \$1 million HUD Sustainable Communities Challenge Grant in 2011. The grant will support the implementation of the Beaverton Creekside District Master Plan. At just over 24 acres, the Creekside District is a small area located at the confluence of Beaverton's three creeks. Redevelopment of underutilized properties in the Creekside District, in conjunction with rehabilitation of the creek, integration of the area's energy and transportation systems, and establishment of a long-term housing strategy, will create a vibrant mixed-use center. The City is using the Challenge Grant to integrate affordable housing with efficient transportation, green infrastructure and public amenities. As several of the brownfields targeted with this requested grant are within and adjacent to the Creekside District, EPA brownfields funding can be integrated with HUD Sustainable Communities implementation.

The third critical step in Beaverton's road to community revitalization was the State's designation of a 1.55 square mile industrial core that surrounds and encompasses the Creekside District as an Enterprise Zone in 2012. The brownfield area targeted with this grant coincides with the Enterprise Zone. Enterprise Zone designation enables Beaverton to provide property tax abatement to industries interested in locating or expanding in the city. This tool is already starting to pay off. In November 2012, Vernier Software & Technology, a Beaverton-based software manufacturer, committed to invest \$2.8 million to expand its current facility within the Enterprise Zone. Beaverton will achieve more success if brownfields uncertainty can be removed.

The fourth important step that Beaverton is embarking upon is the preparation of this Assessment application. Beaverton has identified 9 initial properties where Phase I assessments have been conducted. These sites, located on or near light rail, represent prime redevelopment opportunities, and can help the City attract businesses that build upon its strengths in software development, scientific and medical device manufacturing, electronics manufacturing, and food processing. Beaverton will work with neighborhood associations, non-profit groups, businesses, and other stakeholders to target its EPA Brownfields funding to the assessment of properties that will provide the greatest community benefits. Evaluation criteria that will be used to select appropriate properties for assessment resources include: removal of health hazards; ability to create quality jobs for

neighborhood residents; capacity to build upon Beaverton's economic strengths, particularly advanced manufacturing; and potential to leverage other federal and state revitalization resources.

Potential properties that could be targeted for EPA Brownfields Assessment resources include:

- Bimbo Bakeries/Oroweat Foods: Groundwater contamination has been found at this 6-acre site owned by Bimbo Bakeries, the nation's largest baking company. Bimbo Bakeries now needs to expand its facility, and the City is encouraging the company to grow within the Enterprise Zone with a mix of Enterprise Zone incentives, as well as potential brownfields assistance.
- Mercer Industries: Soil and groundwater contamination has been found at this 22-acre former wood-treating plant. Additional environmental contamination may have resulted from the property's current uses, which includes carpet recycling and window manufacturing. The City is working with the current owners to clean up and expand their operations on the site.
- Willamette Industries/Western Kraft: Surface water contamination has been detected at this 45-acre site owned and operated by International Paper. Ink-formulation wastes and printing press cleaning wastes leaking from an underground storage tank are the source of the pollution. International Paper is interested in expanding operations at the site. EPA Assessment resources, in combination with Enterprise Zone and Workforce Training Assistance incentives, will help encourage International Paper to clean up the site and create new jobs in Beaverton.
- GNB Battery: Soil and surface water contamination has been found at this 3.2 acre site, currently operated by Northwest Rubber Extruders. Air emissions containing lead have settled in the surface soil. Lead has also been discharged to subsurface soils.
- Honda of Beaverton: Petroleum contamination and other hazardous materials have been found on this former auto dealer and repair site.
- AAMCO Transmission: Soil and groundwater contamination were found during the potential sale of this 0.3 acre former auto repair site.

## ii. Budget, Tracking and Measuring Progress, and Leveraging Other Resources

### i. Budget Table and Task Description

#### Hazardous Substances

Budget Categories (programmatic costs only)	Project Tasks				
	Community Engagement	Site Assessments	Reuse Planning	Project Management	Total
Personnel	\$4,000	\$4,000	\$4,000	\$3,000	\$15,000
Fringe Benefits	\$800	\$800	\$800	\$600	\$3,000
Travel	\$0	\$0	\$0	\$2,000	\$2,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$500	\$500	\$500	\$500	\$2,000
Contractual	\$7,500	\$147,500	\$20,000	\$0	\$175,000
Meeting Expenses	\$1,500	\$0	\$1,500	\$0	\$3,000
<b>Total</b>	<b>\$14,300</b>	<b>\$152,800</b>	<b>\$26,800</b>	<b>\$6,100</b>	<b>\$200,000</b>

#### Petroleum

Budget Categories (programmatic costs only)	Project Tasks				
	Community Engagement	Site Assessments	Reuse Planning	Project Management	Total
Personnel	\$4,000	\$4,000	\$4,000	\$3,000	\$15,000
Fringe Benefits	\$800	\$800	\$800	\$600	\$3,000
Travel	\$0	\$0	\$0	\$2,000	\$2,000



<b>Equipment</b>	\$0	\$0	\$0	\$0	\$0
<b>Supplies</b>	\$500	\$500	\$500	\$500	\$2,000
<b>Contractual</b>	\$7,500	\$147,500	\$20,000	\$0	\$175,000
<b>Meeting Expenses</b>	\$1,500	\$0	\$1,500	\$0	\$3,000
<b>Total</b>	\$14,300	\$152,800	\$26,800	\$6,100	\$200,000

**Task 1 – Community Engagement** – Beaverton will engage residents, businesses and other stakeholders to discuss brownfields revitalization opportunities. Participants will help the City decide how and where to deploy EPA resources. Engaged citizens will also be involved in determining reuse options at the sites. Beaverton will connect with the community through public meetings, neighborhood association gatherings, church groups, speaker's bureaus, newsletter mailings, web sites, social media, and other communication vehicles. The City will also establish a Community Engagement Team that includes representatives of the affected parties, including residents, business leaders and non-profit officials. City staff, including the Cultural Inclusion Coordinator, and its environmental consultants (estimated cost = \$7,500) will manage the engagement process. EPA funds will be used to produce brownfields educational information for residents, community groups, property owners, and businesses. Funding is also included to support limited meeting expenses such as promotional materials (\$250), facility costs (\$1,000) and audio-visual equipment rentals (\$250).

**Task 2 – Site Assessments** – With Brownfields Assessment funding, Beaverton will initiate and complete up to 4 Phase I assessments (2 hazardous substances, 2 petroleum) on primarily industrial sites, estimated at \$5,000 each. The City also plans to conduct up to 10 Phase II assessments (5 hazardous substances, 5 petroleum) on primarily industrial sites, estimated at \$27,500 each. These activities will be conducted by qualified environmental professionals. Funding is also included for Beaverton personnel to manage the site assessment activities.

**Task 3 – Reuse Planning** – Cleanup and reuse plans, at an estimated cost of \$20,000, will be developed by qualified environmental professionals and economic reuse experts, with significant input from the community. These planning activities will include the consideration of which reuse options and feasible economic approaches are consistent with the public health and environmental objectives at these sites. Funding is included for Beaverton personnel to manage the cleanup and reuse planning activities, as well as limited meeting expenses such as promotional materials (\$250), facility costs (\$1,000) and audio-visual equipment rentals (\$250).

**Task 4 – Project Management** – This task includes the management, implementation and execution of the grant as a whole. Limited funding will support the time of the project manager, who will serve as a liaison between EPA Region 10 and Beaverton, and will be responsible for assuring compliance with the administrative and reporting requirements of the cooperative agreement. Travel expenses have also been set aside to attend EPA's national Brownfields Conference and other regional brownfield workshops over the course of the project period to learn best practices and identify ways to leverage EPA resources.

Of the proposed budget, 76.4% of grant funds would be expended directly toward achieving Phase I and Phase II assessments. Only 9% of EPA funds would be spent on personnel and fringe benefits.

**ii. Tracking and Measuring Progress** – Upon grant award, the Beaverton project team will develop a detailed work plan with clear milestones, including performance measures to track outputs and outcomes. Expected outputs of the project will include: 4 Phase I assessments; 10 Phase II

assessments; 4-6 community meetings; and development of reuse plans in the project's target areas. The project team will also measure the following outcomes: number of brownfields cleaned up; number of jobs created; dollars leveraged; tax incentives utilized; acres redeveloped; health impacts avoided; increased accessibility; reduced transportation costs for low-income residents; green infrastructure created; and materials recycled.

A simple-to-read matrix will be developed that presents all project outputs and outcomes. Beaverton will work with businesses and the community at-large to collect relevant data through surveys, interviews, face-to-face meetings, and other research. The designated project manager will provide monthly reports to the Director of Community and Economic Development on project progress, as well as quarterly reports to EPA. Beaverton will also use the ACRES tool to report project progress, and promote the results publicly.

**iii. Leveraging** – An EPA Brownfields Assessment grant will leverage several existing sources of federal, state, local and private sector funding, as well as help the City attract future investment into its downtown revitalization activities. Current resources that EPA funding will leverage include:

- **Enterprise Zone**: The designation of a Beaverton's 1.55 square mile industrial core as an Enterprise Zone will help the City attract developers to clean up contaminated properties. Enterprise Zone designation enables Beaverton to provide property tax relief for up to 5 years to industrial-related businesses that make a minimum of a \$1 million investment to improve employment opportunities, spur economic growth and diversify business activity.
- **Urban Renewal Funds**: In 2011, voters in Beaverton approved the establishment of a 997-acre urban renewal district in Central Beaverton. Using bonds (up to \$150 million) that will be paid back with increasing tax revenues, the district will see new streetscape projects, pedestrian amenities and incentive programs aimed at encouraging new investment within the area.
- **Sustainable Communities Challenge Grant**: Downtown brownfields redevelopment will also leverage a \$1 million HUD Sustainable Communities Challenge Grant. The City is using the grant to implement strategies identified in the *Civic Plan* to integrate affordable housing with efficient transportation, green infrastructure and public amenities downtown.
- **Community Transformation Grant**: Beaverton will use a new, \$1.6 million CDC Community Transformation Grant to improve health equity in the low-income Vose, Denney Whitford/Raleigh West and Central Beaverton neighborhoods – all within the targeted brownfield area. The grant will fund the Beaverton Community Health Partnership, an innovative, City-facilitated consortium of diverse health care providers that seeks to reduce chronic diseases, promote healthier lifestyles, eliminate health disparities, and control health care spending in a Medically Underserved Area of the community.
- **Oregon Solutions**: Improving health near Beaverton's industrial core also supports Beaverton's designation as an "Oregon Solutions" model. Governor John Kitzhaber recognized the Beaverton Community Health Partnership as an innovative health equity project. Brownfields cleanup will further improve the health and wellness of Beaverton's low-income neighborhoods.
- **Private Sector Investment**: Enterprise Zone designation has already achieved the goal of raising developer interest in Beaverton's industrial core. The City is discussing multi-million dollar expansion opportunities within the Enterprise Zone, some of which include brownfield sites.

EPA funding will also help the City to unlock several future leveraging opportunities, including:

- **Smart Growth Technical Assistance**: The City is seeking technical assistance from EPA's Building Blocks for Sustainable Communities program to help identify and deploy streetscape

and urban development approaches that incorporate green infrastructure and other innovative technologies to minimize stormwater runoff to the Beaverton Creek.

- Targeted Brownfields Assessments: Beaverton will work with EPA Region 10 to pursue additional resources and support for brownfields assessments.
- Job Training Grant: Beaverton already works closely with local workforce development partners and manages a Workforce Training Assistance Program where eligible businesses may apply for up to 50% of employee training costs. To further this effort, Beaverton will work with local non-profits and Portland Community College to pursue EPA Environmental Workforce Development and Job Training resources in 2013 to provide opportunities for residents in area neighborhoods to develop skills in the environmental field.
- Business Oregon Brownfields RLFs: Beaverton is exploring opportunities to tap into two sources of brownfields cleanup funding from Business Oregon, the state's economic development agency: the Oregon Brownfields Redevelopment Fund, funded by proceeds from the sale of state revenue bonds; and the Oregon Coalition Brownfields Cleanup Fund, capitalized through a revolving loan grant from EPA.
- Cleanup Grant: Upon project completion, Beaverton will determine if it should acquire any properties and seek EPA Cleanup funds to help remediate and return those sites to reuse.
- TIGER/Sustainable Transportation Grants: Beaverton plans to pursue TIGER and other project funding from DOT and the Oregon Department of Transportation, under the new Transportation Alternatives program established by the MAP-21 transportation law, to help develop Complete Streets and promote walkability in the project area.
- Green Reserve Funding: Beaverton is working with ODEQ to secure EPA Clean Water Revolving Loan Fund resources to implement green infrastructure improvements downtown.
- CDBG: The City uses CDBG funds to support housing rehabilitation, homeownership, infrastructure development, public facility development, economic development, and public services activities. Future CDBG investment will support EPA Brownfields funding downtown.
- Foundations: Beaverton is also pursuing funding from foundations to improve the quality of life in low-income communities downtown, including Wells Fargo and the National Fish and Wildlife Foundation's Environmental Solutions for Communities grants, and the Funders' Network for Smart Growth and Livable Communities' Local Sustainability Matching Fund.

### **c. Programmatic Capability and Past Performance**

#### **i. Programmatic Capability**

Management System – Beaverton has a long track record of successfully managing community projects. Key to this effort is the development of a detailed work plan with clear milestones and responsibilities. This will be developed at an initial meeting, including participation from Mayor Denny Doyle, the City's Community and Economic Development Director, the Economic Development Manager, the Economic Development Project Coordinator, the Sustainability Director, and other key City staff. Gil Wilstar, ODEQ's Brownfields Coordinator, and Rebecca Wells-Albers, ODEQ's Northwest Brownfields Coordinator, will also be invited to participate. The meeting will identify project goals and strategies, and responsibilities within the work plan will be well-defined and delineated. Performance measures will be established in order to track progress.

To ensure that the project is on schedule, status updates will be incorporated into the City's existing reporting structure. Monthly reports will be provided to the Director of Community and Economic Development on project progress. In addition, Beaverton staff will meet regularly with key partners,

including representatives from the three neighborhood associations, the business community, the Beaverton Hispanic Center, Micro Enterprise Services of Oregon, the Center for Intercultural Organizing, Adelante Mujeres, and other stakeholders, to discuss progress on project goals.

The City has the staff and expertise necessary to manage the EPA Assessment project. Alma Flores, the City's Economic Development Manager, will be designated as the project manager. Alma has successfully managed federally-supported projects, including a Storefront Improvement Program and Micro Enterprise Loan Fund using CDBG funds for the Town of Framingham, MA. Alma has extensive experience working with the City's economic development, planning, engineering, legal and finance departments, as well as familiarity with conducting outreach campaigns in the community. She will lead the project teams and ensure that all grant requirements are followed.

Two project teams will be established to design and implement the EPA Assessment project. A Community Engagement Team will be created to develop and implement strategies to enhance the involvement of citizens. The Community Engagement Team will be composed of members of various City departments, as well as members of community associations, the business community, education sector, non-profit field, and other stakeholders. A second Technical Team will be formed to support the identification and assessment of brownfields properties within the targeted areas.

**Expertise, Qualifications, and Experience of Project Manager and Staff** – The EPA Brownfields project will be supervised by Don Mazziotti, the City's Community and Economic Development Director. Don has over 40 years of experience working at the state, local, and national policy level. He will oversee all City staff working on the project. Day-to-day project management will be assigned to Alma Flores. Alma has over 14 years of community and economic development experience, including managing downtown revitalization efforts. Alma holds a Master's in City Planning with an emphasis in Housing, Community and Economic Development from MIT and a Bachelor's of Arts from UCLA in Chicano Studies. Alma will serve as a liaison between EPA Region 10 and Beaverton, and will be responsible for assuring compliance with the administrative and reporting requirements of the agreement. She will lead all of the community engagement activities associated with the grant, and will be responsible for hiring and managing paid consultants.

Alma will be supported by a qualified team of interdepartmental staff, including:

- Amy Koski, the Economic Development Project Coordinator, manages the Beaverton Enterprise Zone and works closely with the Beaverton Downtown Association to implement the Main Street program. Amy previously served as the Economic Development Manager in a rural Oregon community where she helped pursue resources for a 100-acre brownfield site.
- Barbara Fryer serves as the Project Manager for the Beaverton Urban Renewal District and the Beaverton Comprehensive Plan update. Barbara has managed regional grant programs totaling more than \$6 million to acquire and develop parks and open space. She has extensive experience in public involvement, long range planning, natural and historic resources, and transportation.
- David Winship manages the City's Engineering Division, and is responsible for utility master planning and administering the City's capital improvements program. David also manages the land surveying group, which provides surveys for engineering design and legal descriptions for acquisition and conveyance of City properties, rights-of-way and utility easements.
- Daniel Vázquez is Beaverton's Cultural Inclusion Coordinator, and helps the City strengthen its outreach to ethnic communities. Daniel is fluent in Spanish, Thai and Mandarin Chinese and has some speaking proficiency in Japanese and Korean.

- Patrick O’Claire is the City’s Finance Director, and oversees financial reporting and federal grant compliance under the Single Audit Act and OMB Circular A-133.
- Bill Kirby serves as Beaverton’s City Attorney. His legal experience focuses on public contracts, real estate transactions, litigation, and compliance with open records and meetings laws.

**Retaining Project Leadership/Recruiting Qualified Staff** – Beaverton has identified and selected a committed team of employees to manage and conduct the EPA Assessment project. Beaverton is also using a team approach to ensure that work on the project is not dependent on just a few City personnel. The Community Engagement and Technical Teams will be staffed with employees who will work together to accomplish project goals. This redundancy will ensure that milestones will be achieved, even in the event of employee turnover.

Should the City need to recruit new staff to participate on the project, Beaverton will seek candidates who have previous with experience with brownfields redevelopment. Open positions will be filled quickly, and new staff members will be assimilated into the team structures. The team approach will help accelerate the learning curve of any new employees.

**Acquiring Additional Expertise and Resources** – Beaverton plans to hire qualified consultants to help: support community engagement activities; conduct Phase I and Phase II assessments; and develop cleanup and reuse plans. These services will be solicited using standard procurement practices. The City’s established procedures include seeking statements of qualifications and price proposals that are reviewed by the City Manager and staff. Professionals with previous brownfields experience will be encouraged to compete. Contractors who submit the lowest bona fide bids and are considered to be fully responsible and qualified to perform the work will be selected.

**ii. Adverse Audits** – Beaverton has an exemplary record of managing federal grants, having received numerous EPA, HUD, CDC, DOT, and other federal grants over the years. Beaverton has never been cited for any adverse audit findings from an OMB Circular A-133 audit or any other audit. The City has also never been required to comply with special “high risk” terms or conditions under OMB Circular A-102.

**iii. Past Performance** – While this proposal marks Beaverton’s first ever request for EPA Brownfields resources, the City has successfully managed numerous federal projects, including:

- The City participated in DOE’s Energy Efficiency and Conservation Block Grant (EECBG) program. The City received \$914,900 and used all of these funds on time and met all federal grant requirements. The City successfully implemented the following projects with EECBG funds: installation of 732 LED and induction street lights; retrofit of city buildings for energy efficiency; installation of a 17 kW solar array on the city library; and initiation of a Home Weatherization Loan program for residents.
- Beaverton has been a CDBG entitlement community since 1994. Over the last 17 years, the City has developed the capacity to effectively manage federal funding and developed controls and policies to ensure program compliance.
- Beaverton received and is currently conducting a \$1 million HUD Sustainable Communities Community Challenge Grant.

The City has also recently managed additional funds from DOJ, FEMA, DOE, and HUD. The City has neither had any significant findings during its annual A-133 audits, nor when awarding agencies

monitor its programs. Staff maintains an active relationship with federal representatives to ensure any questions regarding program requirements are addressed in a timely manner.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

**a. Community Engagement** – Beaverton has a long history of engaging a broad range of community stakeholders, including neighborhood groups, business leaders, financial institutions, government agencies, and non-profit organizations, in its community revitalization decision making. Specifically, the City has undertaken the following activities during the past decade to involve the affected community in Beaverton's revitalization:

- City staff meet monthly with members of the Vose Neighborhood Association Committee, Denney Whitford/Raleigh West Neighborhood Association Committee and Central Beaverton Neighborhood Association Committee to discuss ideas to improve these neighborhoods.
- In the preparation of its *Community Vision*, Beaverton gathered feedback and input from more than 5,000 citizens through events, surveys, forums and other venues. The City is working with 60 community organizations to implement more than 100 community priorities in the plan.
- Beaverton gathered significant public input before it adopted its *Civic Plan*, which operationalizes the *Community Vision* and establishes clear actions to realize the City's revitalization goals.
- Beaverton is already working with area businesses, including Bimbo Bakeries, International Paper and Vernier Software and Technology, to explore opportunities to cleanup brownfields, expand facilities and grow jobs in the community.
- Beaverton recently hired its first Cultural Inclusion Coordinator to strengthen its outreach to ethnic communities. Beaverton also maintains a Diversity Task Force.
- The City's Community and Economic Development Department has dedicated staff time for the past 3 years to assisting with the formation of the non-profit Beaverton Downtown Association. The mission of the Beaverton Downtown Association is to enhance the community identity and heritage, foster a center of activity and ensure economic stability.

Beaverton will continue to seek community input and communicate information to stakeholders as the City moves forward with its brownfields initiative. Specifically, the City will establish a Community Engagement Team to develop and implement strategies to enhance the involvement of citizens. The Community Engagement Team will be composed of members of various City departments, as well as members of community associations, the business community, education sector, non-profit field, and other stakeholders. Outside groups will be invited to nominate Community Engagement Team participants. The Community Engagement Team will meet regularly to plan outreach activities and will operate by consensus.

Beaverton will host a series of community meetings with a range of stakeholders to launch the project. The purpose of this engagement will be to target EPA funding to properties that will provide the greatest community benefits. Evaluation criteria that will be used to select properties for assessment include: removal of health hazards; ability to create quality jobs for neighborhood residents; capacity to build upon the City's economic strengths, particularly advanced manufacturing; and potential to leverage other federal and state resources. Engagement activities will occur at convenient times, be centrally located and provide child care to maximize public involvement.

Throughout the project period, Beaverton will communicate with the community through public meetings, neighborhood association gatherings, church groups, speaker's bureaus, newsletter

mailings, web sites, social media, and other communication vehicles. All written outreach materials will be made available in English, Spanish, Chinese, Japanese, Korean, Somali, Russian and Arabic.

**b. Partnerships** – Beaverton is working cooperatively with ODEQ to identify appropriate sites for brownfields assessments and cleanup. Gil Wilstar, ODEQ's Brownfields Coordinator, and Rebecca Wells-Albers, ODEQ's Northwest Region Brownfields Coordinator, have already been invited to participate on the project team. In addition, the City has begun conversations with Business Oregon, the state's economic development agency, to explore opportunities to tap into two additional sources of brownfields cleanup funding: the Oregon Brownfields Redevelopment Fund, funded by proceeds from the sale of state revenue bonds; and the Oregon Coalition Brownfields Cleanup Fund, capitalized through a revolving loan grant from EPA.

Beaverton is also working with the Washington County Health Department and the Oregon Health Authority to improve health disparities in low-income neighborhoods. In 2012, Governor Kitzhaber recognized the Beaverton Community Health Partnership as an innovative health equity project. The City also recently received a \$1.6 million CDC Community Transformation Grant to help reduce chronic diseases, promote healthier lifestyles, eliminate health disparities, and control health care spending in a Medically Underserved Area. Representatives from the Washington County Health Department and Oregon Health Authority will be included on the City's Technical Team.

The City has also engaged with Portland Community College to explore opportunities to train area residents for environmental careers that could help them assess and cleanup brownfields in their neighborhoods. Beaverton plans to work with local non-profits and Portland Community College to pursue EPA Environmental Workforce Development and Job Training resources in 2013. The City will also encourage its contractors and developers to recruit and hire low-income residents.

The City has also longstanding partnerships and works closely with numerous federal agencies, including EPA, HUD, DOE, CDC, the Army Corps of Engineers, and other departments. Some of the partnerships the City has with federal agencies include:

- The City has worked with EPA on climate and energy issues. EPA recently recognized Beaverton as the 2012 Green Power Community of the Year.
- The City is working with HUD on a Sustainable Communities Challenge Grant to revitalize the Creekside District and Round redevelopment area.
- The City is participating in DOE's Better Building Challenge to reduce the energy use.
- The City has worked with the Army Corps of Engineers on numerous flood prevention projects.

Beaverton will engage its federal agency partners to provide further assistance with its brownfields redevelopment initiative.

**c. Community-Based Organizations** – Beaverton is engaging with the following community-based organization on the project:

- Members of the Vose Neighborhood Association Committee, Denney Whitford/Raleigh West Neighborhood Association Committee and Central Beaverton Neighborhood Association Committee, which represent low-income residents that live closest to the targeted brownfields, will serve on both the Community Engagement and Technical Teams. Area residents will help determine which brownfields properties are appropriate for assessments, help conduct outreach

and gather input within their communities, share ideas for reuse planning, and work with City to train people from within their neighborhoods for job opportunities on the redeveloped sites.

- Business associations such as the Beaverton Chamber of Commerce, the Beaverton Downtown Association, the Hispanic Metropolitan Chamber, and BESThq will help identify potential brownfields and support the City's efforts to attract developers and businesses.
- Workforce development organizations such as WorkSource Oregon, Work Systems, Adelante Mujeres, the Beaverton Hispanic Center, Micro Enterprise Services of Oregon, and Portland YouthBuilders will work with the City to ensure that employers hire people of color and people with disabilities from the surrounding neighborhoods.
- Non-profit brownfields experts like Groundwork Portland could help educate the City on brownfields revitalization best practices and opportunities to leverage EPA resources.
- Civic organizations such as the Center for Intercultural Organizing and the Muslim Educational Trust will ensure that the City's outreach is penetrating all segments of the community.
- Educational entities such as Portland Community College will help the City explore opportunities to provide environmental job training to neighborhoods impacted by brownfields.
- Local health and policy organizations like Upstream Public Health and the Beaverton Community Health Partnership could help ensure that the communities receive the health benefits of brownfields cleanup.

#### **4. PROJECT BENEFITS**

**a. Welfare and Public Health** – Completing brownfields assessments in the targeted areas is the critical first step to prepare these properties for redevelopment. A revitalized Beaverton will create significant welfare and public health benefits, and addresses the following Livability Principles:

##### **Value Communities and Neighborhoods**

- EPA funding will enable Beaverton to remediate contaminants in the targeted areas and limit exposure to carcinogenic, mutagenic and teratogenic substances, particularly to vulnerable populations such as children and pregnant women.
- Eliminating the risk of hazardous material exposure will primarily benefit downtown Beaverton's Medically Underserved Area, which includes neighborhoods identified by HHS as having too few primary care providers, high infant mortality, high poverty, and a high elderly population.
- Brownfields cleanup will remove blight and increase community pride.
- The City will incorporate local workforce hiring requirements in exchange for the tax and other incentives it will offer to existing property owners and to developers to locate on brownfields. This will include working with employers to hire people of color and people with disabilities from the surrounding neighborhoods and establishing a community service fee.
- The City will reach out to partners for job training and community capacity building such as Portland Community College, WorkSource Oregon, Beaverton School District, Center for Intercultural Organizing, Adelante Mujeres, Microenterprise Services of Oregon, Beaverton Hispanic Center, BESThq, Portland YouthBuilders, and local employers.
- The City will create an advocacy committee to establish a process for training and hiring disadvantaged members of the community.
- The City will work through its new Cultural Inclusion Coordinator to engage community organizations representing the Vose, Denney Whitford/Raleigh West and Central Beaverton neighborhoods to improve social, economic and environmental opportunities and ensure that brownfield redevelopment provides increased employment opportunities for local community members and does not displace long-time residents in these neighborhoods.



#### Promote Equitable, Affordable Housing

- Cleaning up brownfields will lead to increased job opportunities in low-income communities, which will increase mobility and lower the combined cost of housing and transportation.

#### Coordinate and Leverage Federal Policies and Investment

- EPA funding leverages HUD's Sustainable Communities Challenge Grant, which seeks to improve affordable housing and transportation access in the same neighborhoods.
- EPA resources will leverage a CDC Community Transformation Grant, which is being used to improve health care delivery for Beaverton's low-income and Medically Underserved population.

**b. Economic Benefits and Greenspace** – Brownfields cleanup in Beaverton will create both immediate and long-term job opportunities. Enterprise Zone designation is attracting serious developer interest in Beaverton. Assessment activities will also lead to planned greenspace in all of the targeted areas. Green infrastructure, vegetation and open space are integral components of redevelopment vision for the targeted areas. Cleanups of brownfields will create economic and greenspace benefits and support the following Livability Principles:

#### Enhance Economic Competitiveness

- Revitalization efforts are expected to produce an estimated 100 new jobs.
- Brownfields redevelopment will expand the tax base by several million dollars.
- EPA support will help Beaverton grow industrial clusters in software development, scientific and medical device manufacturing, electronics manufacturing, and food processing.
- EPA funding will leverage additional federal and state green infrastructure investment.

**c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse** – Beaverton has adopted sustainability as an overarching theme for all City projects, and has a full time, dedicated Sustainability Director. Reuse of materials, energy efficiency goals, vehicle miles traveled reduction strategies, renewable energy use, and other planned redevelopment features in these planned brownfield projects will improve air and water quality, reduce energy use, decrease stormwater runoff, protect fish and fauna, and enhance quality of life. Specifically, EPA support will create significant environmental benefits and support the following Livability Principles:

#### Support Existing Communities

- Beaverton will implement green infrastructure upgrades in the targeted area, including parks, vegetation and open space, which will improve air and water quality, and enhance quality of life.
- The City will encourage low-impact development to prevent stormwater run-off.
- Existing streets, sewer lines and other critical infrastructure will serve the new and expanding businesses, which encourages smart growth and reduces sprawl.
- Deconstructed building materials will be recycled, thereby conserving resources.
- The City will work with developers to install efficient electrical, heating and cooling systems in new facilities and building retrofits to reduce Beaverton's carbon footprint.

#### Provide More Transportation Choices

- The City will improve transportation access into the redevelopment area and provide a mix of transit options, including buses, light rail, bike lanes, and improved pedestrian routes, thereby reducing vehicle miles traveled, energy use and air and water pollution. This is a central goal of the HUD Challenge project, which will be integrated with the EPA Brownfields project.

## Threshold Criteria

- 1.) **Applicant Eligibility**: Beaverton is an eligible entity, as a general purpose unit of local government.
- 2.) **Letter from State Environmental Authority** – Attached is a letter of acknowledgement from the Oregon Department of Environmental Quality.
- 3.) **Site Eligibility and Property Ownership Eligibility**  
N/A. Beaverton is seeking EPA Community-Wide Assessment funding.



# Oregon

John A. Kitzhaber, MD, Governor

## Department of Environmental Quality

Northwest Region  
2020 SW 4th Ave, Suite 400  
Portland, OR 97201  
(503) 229-5263  
FAX (503) 229-6945  
TTY 711

November 19, 2012

Susan Morales  
EPA Region 10  
1200 Sixth Ave., Suite 900  
M/S ECL-112  
Seattle, WA 98101

Re: DEQ Support for the City of Beaverton's Application for a Community-Wide Brownfield Grant

Dear Susan:

The Oregon Department of Environmental Quality (DEQ) acknowledges and supports the City of Beaverton's application for a \$200,000 community-wide brownfield grant. Earlier this year, representatives from the city met with DEQ to discuss the resources available to identify and address brownfields in their community. DEQ is pleased to collaborate with the city to promote redevelopment of Beaverton's industrialized areas.

DEQ has provided technical assistance to the city for identifying properties with suspected or known contamination within the downtown, Round District, Creekside District, and Enterprise Zone redevelopment areas. The city plans to use grant funding to conduct environmental assessments of these sites, which are located in or adjacent to low-income neighborhoods.

The city is working with local community organizations to support brownfield redevelopment. The city is currently partnering with Friends of Beaverton Creek, Clean Water Services, Central Beaverton Neighborhood Association, and Portland State University, for activities associated with the U.S. Department of Housing and Urban Development's Sustainable Communities Challenge grant, which was awarded in 2011. The grant provides assistance for integrating the development of affordable housing with public transportation and green infrastructure. The EPA brownfield grant can support these efforts by funding environmental site assessments and community outreach activities for Beaverton properties known or suspected to have contamination.

DEQ recognizes the vital role brownfield redevelopment plays in promoting economic stability and the protection of human health and the environment. Therefore, DEQ supports Beaverton's application for the EPA Brownfield Grant. Please feel free to contact Rebecca Wells-Albers, DEQ Northwest Region Brownfield Coordinator at 503-229-5585 if you have any questions.

Sincerely,

Nina DeConcini

Administrator, DEQ Northwest Region

cc: Rebecca Wells-Albers, NWR/DEQ (email)  
Keith Johnson, NWR/DEQ (email)  
Gil Wistar, HQ/DEQ (email)

## Letters of Support

- Oregon Department of Environmental Quality
- Governor's Regional Solutions Center
- Business Oregon
- Washington County Department of Health and Human Services
- Central Beaverton Neighborhood Association Committee
- Denney Whitford/Raleigh West Neighborhood Association Committee
- Vose Neighborhood Association Committee (being mailed separately)
- Groundwork Portland
- Beaverton Hispanic Center
- Muslim Educational Trust
- Adelante Mujeres
- Upstream Public Health
- Beaverton Area Chamber of Commerce
- Hispanic Metropolitan Chamber
- Micro Enterprise Services of Oregon
- Portland Community College
- Vernier Software and Technology
- Senators Ron Wyden and Jeff Merkley
- Representative Suzanne Bonamici
- Senator Mark Hass
- Senator Elizabeth Steiner Hayward
- Representative Tobias Read



# Oregon

John A. Kitzhaber, MD, Governor

## Department of Environmental Quality

Northwest Region  
2020 SW 4th Ave, Suite 400  
Portland, OR 97201  
(503) 229-5263  
FAX (503) 229-6945  
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November 19, 2012

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Sincerely,

Nina DeConcini

Administrator, DEQ Northwest Region

cc: Rebecca Wells-Albers, NWR/DEQ (email)  
Keith Johnson, NWR/DEQ (email)  
Gil Wistar, HQ/DEQ (email)

**JOHN A. KITZHABER, MD**  
**GOVERNOR**



November 7, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I write on behalf of Governor's Regional Solutions Center (RSC) to convey our strong support for U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon, both members of the RSC, to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

We support Beaverton's effort to revitalize brownfields, because RSC's goal is to support the local and regional efforts around economic development, and this grant will support that activity. If funded through EPA, the state agencies comprising the RSC along with the City of Beaverton will consider seeking additional state and/or local funds to leverage where possible.

Beaverton has great potential, but faces great challenges so would appreciate the partnership with EPA. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you very much.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bobby Lee", with a long horizontal flourish extending to the right.

Bobby Lee  
Governor's Regional Solutions Center



November 19, 2012

U.S. Environmental Protection Agency Region 10  
Attn: Ms. Susan Morales  
1200 Sixth Avenue, Suite 900  
Mailstop: ECL-112  
Seattle, WA 98101

RE: City of Beaverton Community-Wide Assessment Grant Proposal

Dear Ms. Morales:

I am writing to express my support on behalf of the Oregon Business Development Department (Business Oregon) for the Community-Wide Assessment Grant being submitted by the City of Beaverton (City) for consideration for funding assistance to address concerns regarding environmental contamination on industrial zoned properties within the City's newly designated Enterprise Zone as well as a number of former service station and dry cleaner sites within its urban renewal Creekside District. But for their real or perceived contamination, these sites represent excellent private sector economic development opportunities.

The City's proposal highlights the actions it is taking to develop a vision of the community that incorporates the social, health and economic needs of its residents and that provides a path forward to creating a vibrant sustainable city with critically needed jobs. This proposal will allow the City to develop a critical baseline of information that will ensure that concerns about contamination on a property do not pose a barrier to its productive reuse. Such actions will benefit not only the City during this period of severe economic downturn but also the economic wellbeing and sustainability of the region.

Business Oregon supports communities' economic planning efforts which lead to the creation of jobs through the redevelopment of industrial and employment lands. Business Oregon, through its Industrial Lands Certification Program, Brownfields Redevelopment Program, and Small Business Assistance Programs, is available to assist the City as it seeks to address the risks associated with these properties and to promote advanced and innovative businesses such as food processing, software development, outdoor and apparel manufacturing, scientific and medical device manufacturing, in these targeted areas.

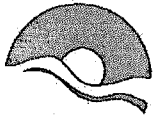
Finally, EPA's consideration of this proposal for funding will assist the City of Beaverton to build on its sustainability strengths, including a Sustainable Communities Challenge grant from the U.S. Department of Housing and Urban Development. Building capacity to address public health safety and compliance issues is a goal supported by Business Oregon for Oregon's municipalities as they strive to attract, retain and expand businesses within their jurisdictions.

I strongly support and sincerely hope that you and your staff will approve funding for this proposal. Please contact Karen Homolac of my staff at (503) 986-0191 if you have any questions.

Sincerely,



Lynn Scheessler  
Deputy Director



## WASHINGTON COUNTY OREGON

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Strong support for EPA brownfields grant for Beaverton, Oregon**

Dear Director Lloyd:

On behalf of Washington County Public Health I am pleased to support the City of Beaverton in their application for U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon.

As a leader in our community, the Washington County Public Health division is committed to building countywide capacity to use policy and environmental change strategies to improve the health and quality of life of our residents. This project will result in positive health outcomes for Washington County residents through Beaverton's collaboration with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties. I fully endorse efforts to achieve health equity, eliminate health disparities and improve the health of all groups.

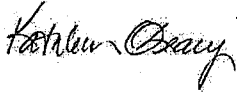
Recently the City of Beaverton received a \$1.6 million grant from the Center for Disease Control to continue the efforts of the Beaverton Community Health Partnership - a shared vision of the City of Beaverton, Community Action, Lifeworks NW, Pacific University, Virginia Garcia Memorial Health Center and Washington County Public Health. The completed project will enable the partners to co-locate and fully integrate their programs. This will enable them to deliver medical, dental, mental health, public health and wellness services in an interdisciplinary way to low and moderate income households and special needs populations in



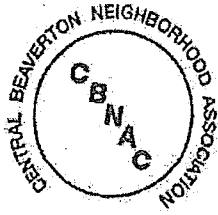
the Beaverton area. Washington County Department of Health and Human Services has a long-standing relationship with the City of Beaverton and has been a key partner in the development of this partnership. This unprecedented effort speaks volumes of the City of Beaverton's commitment to public health.

By better understanding the impact of brownfields at the community level, the City of Beaverton will build on the foundation of the Partnership to continue to engage citizens to improve quality of life and support healthy communities. I fully support the City of Beaverton's efforts, look forward to future collaborations and encourage the highest consideration to Beaverton's application for EPA brownfields assessment funding.

Sincerely,



Kathleen O'Leary, RN, MPH  
Public Health Administrator



Central Beaverton  
Neighborhood Association Committee (NAC)  
City of Beaverton Neighborhood Program

---

Chair – Paul Roder  
[www.BeavertonOregon.gov/CentralBeaverton](http://www.BeavertonOregon.gov/CentralBeaverton)

November 14, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I write on behalf of the Central Beaverton Neighborhood Association Committee (NAC) to convey our strong support for U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

The Central Beaverton NAC is one of eleven officially recognized NACs that partner with the city of Beaverton to encourage and support the involvement of all citizens in local government and community activities.

With the support of the City of Beaverton Neighborhood Program our objectives are to:

- Educate citizens regarding the process of public participation related to land use, transportation, livability, and other issues
- Promote city and neighborhood identity
- Provide better channels of communication and dissemination of accurate information between city government and citizens

November 16, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

As one of the chairs of Beaverton's Neighborhood Association Committee (NAC) I strongly supports U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. It is important to our community. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

There is strong interest amongst our board of directors and within the entire community in the revitalization of brownfield sites, which was strengthened through the City of Beaverton Community Vision and the Beaverton Civic Plan. We envision revitalized employment lands with increased employment opportunities, and a key component of that includes the cleanup of contaminated industrial properties and a healthy Creekside District.

The Denney Whitford/Raleigh West NAC provides an already established monthly forum for the public participation efforts vital to these processes and we are committed to help in any way that we can to get people actively involved. More specifically we are prepared to help in the following ways:

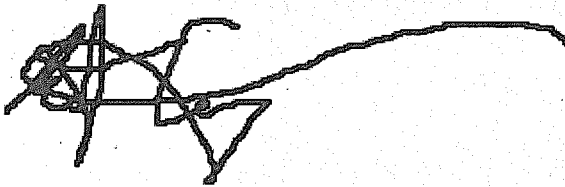
- Providing an already established forum for project presentations and community conversations at our monthly meetings. Our agendas go to over 500 households via email or postal mail, are posted on our website, and shared on our Facebook page.
- Leveraging small grants (Up to \$1,500 per project) to support the ongoing efforts to improve these properties through the City of Beaverton Neighborhood Matching Grant Program. These small grants could help to enlist volunteer aid for outreach, cleanup, administrative tasks, and much more.
- Providing ongoing efforts to leverage the NAC's position to encourage participation from stakeholders and other potentially valuable partners.

The NAC is one of eleven officially recognized NACs that partner with the city of Beaverton to encourage and support the involvement of all citizens in local government and community activities. With the support of the City of Beaverton Neighborhood Program our objectives are to:

- Educate citizens regarding the process of public participation related to land use, transportation, livability, and other issues
- Promote city and neighborhood identity
- Provide better channels of communication and dissemination of accurate information between city government and citizens
- Provide a forum by which citizens may engage in their choice of activities such as long-range planning, public safety, cultural opportunities, social functions, and general livability projects.

As a NAC chair I can say these are important issues for our members, and unfortunately we have already adjourned for the 2012 calendar year. Therefore, I cannot speak for, nor officially represent the NAC at this time, however, I do plan to add this to our next meeting (January 2013) and request that Denney Whitford/Raleigh West Neighborhood officially support this. The City of Beaverton is a diverse community with an opportunity to engage the Denney Whitford/Raleigh West Neighborhood in a dialogue and process about brownfields. This will help improve access to quality jobs and create vibrant neighborhoods, and we look forward to participating in this partnership. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Ernie Conway', with a long, sweeping horizontal line extending to the right.

Ernie Conway, Chair  
Denney Whitford/Raleigh West NAC

- Provide a forum by which citizens may engage in their choice of activities such as long-range planning, public safety, cultural opportunities, social functions, and general livability projects.

There is strong interest amongst our board of directors and within the entire Central Beaverton community in the revitalization of brownfield sites in Central Beaverton, which was strengthened through the City of Beaverton Community Vision and the Beaverton Civic Plan. We foresee a revitalized Central Beaverton in the near future and a key component of that includes the cleanup of contaminated industrial properties and a healthy Creekside District.

The Central Beaverton NAC provides an already established monthly forum for the public participation efforts vital to these processes and we are committed to help in any way that we can to get people actively involved. More specifically we are prepared to help in the following ways:

- Providing an already established forum for project presentations and community conversations at our monthly meetings. Our agendas go to over 500 households via email or postal mail, are posted on our website, and shared on our Facebook page.
- Leveraging small grants (Up to \$1,500 per project) to support the ongoing efforts to improve these properties through the City of Beaverton Neighborhood Matching Grant Program. These small grants could help to enlist volunteer aid for outreach, cleanup, administrative tasks, and much more.
- Providing ongoing efforts to leverage the NAC's position to encourage participation from stakeholders and other potentially valuable partners.

The City of Beaverton is a diverse community with an opportunity to engage the Central Beaverton Neighborhood in a dialogue and process about brownfields. This will help improve access to quality jobs and create healthy neighborhoods.

Beaverton has great potential, but faces great challenges and needs EPA help. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you very much.

Sincerely,



Paul Roder, Chair  
Central Beaverton NAC



# Groundwork Portland

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

December 3, 2012

**Re: Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I write on behalf of Groundwork Portland to convey our strong support for U.S. EPA grant funding for the revitalization of brownfields in Beaverton, Oregon to benefit the diverse residents of this city. While our organization has not yet worked in Beaverton, we are the primary non-profit in the Portland metropolitan area focused on brownfields redevelopment and conversion of such land into greenspace, parks, community gardens, and multi-purpose sites. We use a community-led process to reclaim and restore land, build awareness of environmental justice issues, and create long-term civic engagement and leadership opportunities for communities of color, low-income residents, and youth from disadvantaged backgrounds to influence development in their neighborhoods and region over time. We look forward to expanding our service across the region, and supporting Beaverton's effort to revitalize brownfields.

Groundwork Portland has extensive grassroots experience leveraging limited resources toward brownfields redevelopment. This includes creation of the Brownfield-to-Greenspace Project and the Green Team Program that provides youth-led environmental justice, job skills training, and education. In support of Beaverton's efforts, we can help refer projects and clients we know about and work with for use of grant funds and can serve as a resource for innovative ways to engage Beaverton's diverse community in an accessible and equitable process.

Beaverton has great potential to engage its diverse residents in brownfield redevelopment, with support from the EPA. We fully support the City of Beaverton's efforts to identify brownfield issues and improve the community's health.

Sincerely,

Cassie L. Cohen, Executive Director  
Groundwork Portland



Beaverton Hispanic Center  
P.O. Box 87  
Beaverton, Oregon 97075

Phone: 503-270-0272

Fax: 503-213-1628

Email:

office@beavertonhc.org

Web: www.beavertonhc.org

November 16, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon

Dear Director Lloyd:

As founder of the Beaverton Hispanic Center (BHC), I write to convey our strong support for U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. BHC is a non-profit organization whose focus is the advocacy and education of Hispanics and non-Hispanics, alike. Our programs include English as a second language, Spanish as a second language, GED in Spanish, as well as domestic violence education and gang, drug, and crime prevention awareness/education. Recently, BHC expanded programs to include small business assistance to encourage and educate minority business owners with the goal of growing successful, sustainable businesses in Beaverton and Washington County.

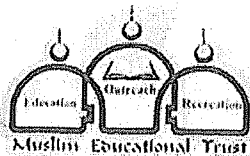
We support Beaverton's effort to revitalize brownfields, because we know and understand the needs of the Hispanic community. We work every day with people who live in Beaverton, are seeking work or have a business in Beaverton, and are looking to improve their skills and want to be involved in the community, and this effort would help increase access to quality jobs with additional opportunities for the small businesses to provide goods and services. Since 2010, the BHC has grown to help more than 12,000 people. Through our network, we work closely with our partners, including the City of Beaverton, and would continue to assist with public outreach.

Beaverton has great potential with a unique opportunity to engage its diverse community in a dialogue and process about brownfields, but we know they cannot do it alone and need assistance from EPA. We look forward to collaborating with the city to create healthy neighborhoods and improve quality of life and will be standing by ready to assist with a successful application for EPA Brownfields Assessment funding.

Sincerely,

Juanita Villarreal

Executive Director



*Serving the interests of the Muslim community in the Pacific Northwest through education*



*In the name of God, Most Merciful, Most Compassionate*

#### Mailing Address

P. O. Box 283, Portland, Oregon 97207

#### MET Community & Educational Center:

10330 SW Scholls Ferry Road  
Tigard, Oregon 97223  
Phone: (503) 579-6621  
Fax: (503) 590-0201  
E-mail: metpdx@metpdx.org  
Website: www.metpdx.org  
www.metpdx.org/CC/index.html

#### Board of Trustees:

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Ms. Hikki Hatton, Attorney  
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Mr. Arif Kareem, President, Fluke Networks  
Mr. Fares Kakhia, OTAK  
Mr. Ejaz Khan, Clark County, Vancouver  
Dr. Khalid H. Khan, U of P  
Ms. Susan Marmaduke, Attorney  
Mr. Abdul-Wahid Najim, Educator  
Mr. Thomas Nelson, Attorney  
Mr. Hauman Quraishi, City of Portland  
Sr. Mollie Reavis, Former Principal St. Mary's  
Dr. Don Riggs, Consultant  
Dr. Mohammad Siala, Salwan Alfarisi Center  
Imam Hikail Shabazz, OICO  
Mr. David Streight, CSEE  
Dr. Mohed Toulou, PSU  
Mr. Hamoudi Zouyed, NBZ Consulting  
Ms. Nadia Zouyed, NBZ Consulting

9 November 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

#### Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon

Dear Director Lloyd:

I write on behalf of the Muslim Educational Trust to convey our strong support for U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

My organization is a non-profit 501(C)(3) organization with a mission to enrich the public's understanding of Islam and dispel common myths and stereotypes, while serving the Muslim community's educational, social and spiritual needs in order to develop generations of proud and committed Muslims who will lead our community to the forefront of bridge-building dialogue, faith-based community service and stewardship of Earth and humanity. We support Beaverton's effort to revitalize brownfields, because we believe that making these sites more attractive for development will greatly benefit our community members. It will also encourage new comers to become an added value to our society.

The City of Beaverton is a diverse community with an opportunity to engage members of our community in a dialogue and process about brownfields. This will help improve access to quality jobs and create healthy neighborhoods.

Beaverton has great potential, but faces great challenges and needs EPA help. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you very much.

Sincerely,

Wajdi Said  
President and Co-Founder  
Muslim Educational Trust





EDUCATION - EMPOWERMENT - ENTERPRISE

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I write on behalf of Adelante Mujeres to convey our strong support for the City of Beaverton's grant application to the U.S. EPA for the revitalization of community Brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

Adelante Mujeres promotes the holistic education and empowerment of low-income Latina women and their families. We encourage all participants to believe in themselves, to commit to personal growth, to express solidarity with others, and to love and respect the Earth.

Adelante Mujeres supports Beaverton's effort to revitalize Brownfields, because we support small business development in order to create a vibrant local economy and open up opportunities for all individuals to pursue the American Dream. We provide training, networking, and technical support to local Latino entrepreneurs to help them overcome societal barriers and launch successful, sustainable small businesses. These activities are a very important income generator to the Latino low income participants in the city of Beaverton, where 50% of these entrepreneurs live and work.

These micro businesses are self employment to their owners and now some of them are hiring employees. We are promoting the triple bottom line practices with this business owners, Economy, Equality and Ecology, which means more quality jobs at the city, respect for the environment, as well as increasing the businesses owners income in a more fair way. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you very much.

Our organization is serving more than 400 families directly in Washington County, and more than 1000 people helped indirectly. As stated, 50% of this population is coming from the city of Beaverton, which represents a great opportunity to spread the word among them of the availability of the grant funds. Also we are partnering with other organizations who can also spread word about funding opportunities.

Sincerely,

Bridget Cooke,  
Executive Director



Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460



**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd,

On behalf of Upstream Public Health (Upstream), we are pleased to convey our strong support for U.S. Environmental Protection Agency (EPA) grant funding for the revitalization of community brownfields in Beaverton, Oregon. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts. This is exciting, as it marks a desire to build capacity to improve environmental health conditions for Beaverton residents through engaging them on economic development outcomes.

We support Beaverton's effort to revitalize brownfields because it shows a commitment to engage diverse residents, businesses, and community partners from the very beginning to develop concrete methods to improve people's health. Upstream Public Health is dedicated to creating the social and environmental conditions where all Oregonians can thrive. We conduct policy research, coordinate public awareness campaigns, and advocate for evidence-based solutions to improve health.

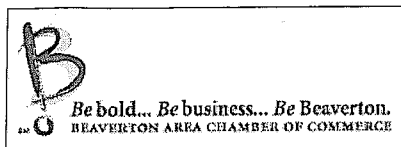
The City of Beaverton is a diverse community, where one in three residents represent communities of color, and more than one person in four speaks a language other than English in the home. This project provides an opportunity for Beaverton to engage under-served residents in a dialogue and process about brownfields. This will help improve access to quality jobs and create healthy neighborhoods. Upstream believes that when we help the most vulnerable, through promoting solutions that improve health equity, for example, everyone benefits. Environmental health and employment are crucial factors to supporting positive health outcomes. Solutions that are generated through engaging those who may typically be left out of planning decisions can better ensure vulnerable populations receive greater benefits. Upstream is pleased to provide technical assistance in the future as Beaverton considers public health in redevelopment projects.

Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$400,000 in EPA Brownfields Assessment funding to identify, characterize, assess, and conduct planning and community involvement activities to address cleanup of these sites. Beaverton has great potential to generate positive dialogue about environmental health and health equity. The City will benefit from EPA grant support as staff face great challenges in raising awareness about new ways to do business. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you for your consideration.

Sincerely,

Mel Rader, Co-Director

Dr. Tia Henderson, Research Manager



Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I am writing on behalf of the Beaverton Area Chamber of Commerce to convey our strong support for U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

The Chamber supports Beaverton's effort to revitalize brownfields for the obvious economic development benefits and because we have seen it work. Ava Roasteria's here in Beaverton is a perfect example. Land is a precious commodity in the city limits of Beaverton and redevelopment is key to future job creation and a healthy community.

The City of Beaverton is a diverse community with an opportunity to engage our membership in a dialogue and process about brownfields. This will help improve access to quality jobs and create healthy neighborhoods.

Beaverton has great potential, but faces great challenges and needs EPA help. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you very much.

Sincerely,

Lorraine Clarno, ACE  
President/CEO



November 5, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW- Mail Code: 5105T  
Washington, DC 20460

**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

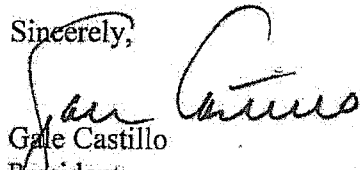
The Hispanic Metropolitan Chamber (Hispanic Chamber) strongly supports U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

The Hispanic Chamber is dedicated to working with all members of the community to support the economic advancement of Latinos. We support Beaverton's effort to revitalize brownfields, because it impacts Latino business owners and their families. The Hispanic Chamber assists Latino and other businesses to start, expand and site their businesses in the City of Beaverton. We are available to work with the City of Beaverton to conduct public outreach activities, contacting the Latino community and other members of the community by providing informational materials, hosting outreach events, and providing technical assistance with bilingual/bicultural staff.

The City of Beaverton is a diverse community with an opportunity to engage Latinos in a dialogue and process about brownfields. This will help improve access to quality jobs and create healthy neighborhoods.

Beaverton has great potential, but faces great challenges and needs EPA help. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding.

Sincerely,

  
Gale Castillo

President

Hispanic Metropolitan Chamber

---

333 SW 5th Avenue, Suite 100 Portland, OR 97204 • 503.222.0280 • fax 503/243-5597

Mailing Address: P. O. Box 1837, Portland, OR 97207 • [hmcc@qwest.net](mailto:hmcc@qwest.net) • [www.hmccoregon.com](http://www.hmccoregon.com)



**MESO**  
MICROENTERPRISE  
SERVICES OF OREGON

4008 NE Martin Luther King Jr. Blvd  
Portland, Oregon 97212  
(503) 841-3351 -f (503) 282-3482  
www.mesopdx.org

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

11/5/12

**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I write on behalf of Micro Enterprise Services of Oregon to convey our strong support for U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

My organization is a micro enterprise support non-profit with a mission to improve the economic opportunities of underserved individuals through empowerment, education, and entrepreneurship for the benefit of the greater community. We target populations who traditionally have limited access to services and face barriers when accessing capital. We support Beaverton's effort to revitalize brownfields, because the rehabilitated properties will provide opportunity for micro businesses to flourish and the rehabilitation process will provide job opportunities. Redeveloping brownfields in Beaverton's downtown area provides an excellent opportunity for microbusinesses to be involved in the redevelopment, use the cleaned sites once they are restored, and as a result help establish community buy-in of the health and safety of the restored properties.

The City of Beaverton is a diverse community with an opportunity to engage minority, low-income, disadvantaged micro entrepreneurs in a dialogue and process about brownfields. This will help improve access to quality jobs and create healthy neighborhoods.

Beaverton has great potential, and the leadership is constantly looking for ways to support and improve existing properties. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you very much.

Sincerely,

Nita Shah  
Executive Director  
Micro Enterprise Services of Oregon



November 26, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**RECEIVED**

NOV 30 2012

**PORTLAND COMMUNITY COLLEGE  
ADMINISTRATION & FINANCE**

**Re: Beaverton, Oregon Brownfield Grants Request**

Dear Director Lloyd:

Portland Community College (PCC) strongly supports U.S. EPA grant funding for the assessment of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

Portland Community College is the largest institution of higher education in Oregon, serving nearly 100,000 students annually. We provide degrees and certificates for both collegiate transfer and career technical education. The college district includes the City of Beaverton. Our College mission includes both workforce development and economic development as results of our education enterprise. We support this grant request because it is the essential initial step in the sites remaining and/or becoming productive again, allowing for continued job growth. They could become sites for housing as well as commerce, enabling job location near housing, thus reducing climate impacts. The sites are accessible to installed area transit systems, further reducing climate impacts. The assessment work itself provides job opportunities for STEM (Science, Technology, Engineering, Math)-trained employees, furthering both local and national objectives for growth in those professions (and the educational

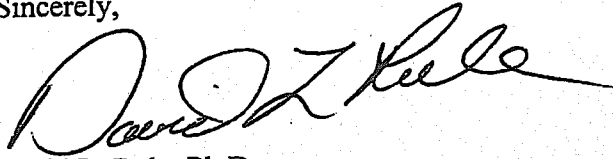
www.pcc.edu  
P.O. Box 19000  
Portland, Oregon  
97280-0990

**District President**  
Dr. Preston Pulliams

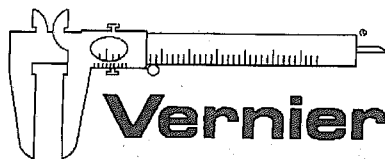
An Affirmative Action,  
Equal Employment  
Opportunity Institution

programs that serve them). In addition, return of these properties to productive uses can create increased property values and future, added tax revenues. Beaverton has great potential and is an excellent partner with PCC, but faces great challenges and needs EPA help. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read "David L. Rule". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

David L. Rule, Ph.D.  
President, Rock Creek Campus  
Portland Community College



Measure. Analyze. Learn.

November 16, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I write on behalf of Vernier Software & Technology to convey our support for U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

The City of Beaverton is a diverse community with an opportunity to engage stakeholders in a dialogue and process about brownfields. This will help improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow.

My company develops products for science teachers. We employ about 100 people, many of whom live in Beaverton. We are in the newly created Enterprise Zone and are applying for the Enterprise Zone tax abatement. As part of our Enterprise Zone Application we have committed to increase our number of employees by 10% and to provide at least three quarter of our employees' salaries more than double the state's minimum wage (currently \$8.80 in Oregon).

We support Beaverton's effort to revitalize brownfields, because it has so many positive aspects. Cleaning up brownfields helps our overall community health, revitalizes neighborhoods, and puts people to work. It also allows us to reuse land, to help us avoid sprawl and work with Oregon's land-use laws.

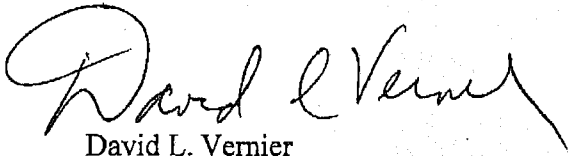


Our company has been a leader in sustainable business practices and the promotion of policies to improve the environment and public health.

We would assist Beaverton on this project any way we can. For example, we can help with public outreach activities and get our employees involved. We would certainly promote the purchase and reuse of brownfield properties in any way we can.

Beaverton has great potential, but faces great challenges and needs EPA help. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you very much.

Sincerely,

A handwritten signature in black ink, reading "David L. Vernier". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

David L. Vernier  
Founder and CEO

# United States Senate

WASHINGTON, DC 20510

November 21, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

Dear Director Lloyd:

We are writing you to ask that you give the City of Beaverton's Environmental Protection Agency Brownfields Assessment Grant application your full and fair consideration. According to the Oregon Department of Environmental Quality's database, Beaverton has 16 properties listed as either Phase I or Phase II cleanup sites. Funding a brownfields evaluation would benefit the city, and indeed the Portland metropolitan area, by clearly defining the degree of contamination afflicting the sites. Doing so would facilitate the city's efforts to craft a plan to clean them up and return them to productive economic status.

To date, Beaverton has only been able to afford to clean up one brownfield site. If the requested funds are awarded, the city plans to do so with additional properties.

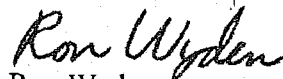
The grant can be used for technical assistance on multiple sites to determine the level of contamination, and provide incentives to property owners to address these challenges. As several of these properties are in Enterprise Zones, cleaning them up will accelerate remediation efforts and re-development of adjacent properties in these zones.

Thank you for your consideration of this application. Should you have any questions about this application, please do not hesitate to contact John Valley in Senator Merkley's Portland office at 503-326-3386 or Jay Ward in Senator Wyden's Portland office at 503-326-7525.

Sincerely,



Jeffrey A. Merkley  
United States Senator



Ron Wyden  
United States Senator

SUZANNE BONAMICI  
1ST DISTRICT, OREGON

2338 RAYBURN HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
TELEPHONE: 202-225-0855  
FAX: 202-225-9497

GUS SOLOMON COURT HOUSE  
620 SW MAIN STREET, SUITE 608  
PORTLAND, OR 97205  
TELEPHONE: 503-326-2901  
IN 1ST DISTRICT: 800-422-4003  
FAX: 503-326-5086

bonamici.house.gov



**Congress of the United States**  
**House of Representatives**  
Washington, DC 20515-3701

COMMITTEE ON THE BUDGET

COMMITTEE ON  
SCIENCE, SPACE, AND TECHNOLOGY  
SUBCOMMITTEE ON  
TECHNOLOGY AND INNOVATION

SUBCOMMITTEE ON  
RESEARCH AND SCIENCE EDUCATION

November 13, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

This letter is to encourage your support for the City of Beaverton's application for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. As the Congressional representative of Beaverton's constituents, I know that a brownfields program would certainly benefit the entire city by providing increased environmental protections and addressing public health concerns.

The City of Beaverton is a diverse community with a great opportunity to engage constituents in a dialogue and process to improve the overall health and viability of the region. The grant funding would serve as a catalyst for furthering employment opportunities and development-ready sites, and it would provide geographical focus for areas that require brownfield assistance. The work conducted under the grant has the potential to increase the community's understanding and involvement in brownfield cleanup and revitalization.

Although many of Beaverton's brownfield sites have already been remediated, a number still exist within the downtown core and newly designated Enterprise Zone areas. Using Smart Growth principles, improving the available land to enhance this suburban environment would be beneficial to the overall community.

I urge you to give it due consideration to this application, and I look forward to assisting locally to help build a brownfields program in Beaverton.

Sincerely,

Suzanne Bonamici  
Representative, First Congressional District of Oregon

MARK HASS  
STATE SENATOR  
DISTRICT 14



**COMMITTEES:**  
Education & Workforce  
Development, Chair  
Environment & Natural  
Resources  
Finance & Revenue

OREGON STATE SENATE

November 8, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I wanted to personally reach out to you and encourage your support of the City of Beaverton's application for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. As a representative of Beaverton's residents and as a member of the Oregon State Senate Committee on Environment and Natural Resources, I feel a brownfields program would benefit the entire city by addressing environmental and public health concerns.

The City of Beaverton is a diverse community where an EPA Brownfields Assessment Grant would help to engage citizens in a dialogue and improve the overall health and viability of the community, as well as serve as a catalyst for furthering employment opportunities and development-ready sites. The grant funding would provide geographical focus for areas that require brownfield assistance and increase the community's understanding and involvement in brownfield cleanup and revitalization.

Although many of Beaverton's brownfield sites have already been remediated, a number still exist, particularly within the downtown core and newly designated Enterprise Zone areas. Using Smart Growth principles to improve the available land and enhance this suburban environment would be beneficial to the overall community.

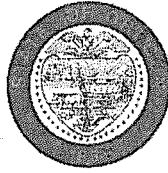
I urge you to support this application and look forward to helping build a brownfields program in Beaverton.

Sincerely,

Mark Hass



**ELIZABETH STEINER HAYWARD MD**  
**STATE SENATOR**  
DISTRICT 17



**OREGON STATE SENATE**  
**900 COURT ST NE, S-403**  
**SALEM, OR 97301**

November 14, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I am writing to express my enthusiastic support for the City of Beaverton's application for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. As a State Senator who represents much of the Beaverton area, I know that a brownfields program would be a huge benefit to city residents and businesses.

The City of Beaverton is in the middle of an exciting process of revitalizing several key neighborhoods near the city center. In my opinion, the City has already done a great job engaging its constituents the planning process and there seems to be a lot of momentum behind the city's efforts. However, the issue of brownfield sites may pose an obstacle to continuing this momentum toward revitalization.

Although many of Beaverton's brownfield sites have already been remediated, a number of sites still exist within the downtown core. An EPA Brownfield Assessment Grant would allow the city to conduct site investigations and planning for the productive reuse of affected sites. The city would then work with the property owners to rehabilitate their properties.

In short, this grant would help support the city's ongoing cleanup efforts, which have the potential to greatly improve the overall health and viability of this community. I urge you to support this application and look forward to assisting locally to help build a brownfields program in Beaverton.

Sincerely,

A handwritten signature in dark ink, appearing to read "Elizabeth Steiner Hayward", followed by a small flourish.

Elizabeth Steiner Hayward MD



**TOBIAS READ**  
**STATE REPRESENTATIVE**  
DISTRICT 27



**HOUSE OF REPRESENTATIVES**

November 12, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd,

I write to support the City of Beaverton's application for the Environmental Protection Agency (EPA) Brownfields Assessment Grant. As State Representative for House District 27, which includes much of Beaverton, and as Co-Vice Chair of the Committee on Transportation and Economic Development in the Oregon Legislature, I support the brownfields program to encourage environmental stewardship, address public health concerns, and further economic development efforts.

The City of Beaverton is a diverse community with a strong commitment to long-term economic development coupled with social and environmental responsibility. The brownfields program will support other efforts like Smart Growth principles, responsible land use strategies, and statewide economic tools to promote job creation and to attract investment in the community.

Funding for the brownfields program will encourage local investment, as there are a number of brownfields that exist within the downtown core and newly designated Enterprise Zone areas. As a legislator, I have worked to ensure that local communities have such tools at their disposal to attract and support local businesses and job creating investments. The proposed brownfields program will pair with and enhance the work of the state and local government to attract new businesses and investments and spur job creation.

I urge you to support this application and look forward to working locally to support a brownfields program in Beaverton.

Sincerely,

A handwritten signature in black ink, appearing to read "Tobias Read".

Tobias Read  
Democratic Whip



# Documentation Demonstrating Leveraging Commitments

## Leveraged Resources

- **Enterprise Zone**
  - Business Oregon Designation of the Beaverton Enterprise Zone
- **Urban Renewal Funds**
  - Ordinance Adopting the Central Beaverton Urban Renewal Plan (Up to \$150 Million)
- **HUD Sustainable Communities Challenge Grant**
  - HUD Sustainable Communities Challenge Grant Cooperative Agreement (\$1 Million)
- **CDC Community Transformation Grant**
  - CDC Community Transformation Grant Program Fact Sheet (\$1.6 Million)
  - Beaverton News Release: "City Awarded \$1.6 Million CDC Community Transformation Grant for Health Partnership"
- **Oregon Solutions**
  - Oregon Solutions Designation Letter
  - Oregon Solutions' Beaverton Community Health Partnership Fact Sheet
- **Private Sector Investment**
  - Vernier Letter of Support
  - Beaverton News Release: "Beaverton Company (Vernier) to Make \$2.8 Million Enterprise Zone Investment"
  - Beaverton Chamber of Commerce Letter of Support
  - Hispanic Chamber of Commerce Letter of Support
  - Micro Enterprise Services of Oregon Letter of Support



## **Director's Order No. DO-12-253**

### **DESIGNATION OF THE BEAVERTON ENTERPRISE ZONE**

Under Oregon Revised Statutes 285C.080(1)(b) (2011),\* the Director of the Oregon Business Development Department may designate enterprise zones subject to the provisions of ORS 285C.050 to 285C.250. The City of Beaverton has sponsored an application for designation of an enterprise zone. Department staff has reviewed this application for designation and concluded that its approval meets the requirements of the law.

#### **BE IT SO ORDERED AND DIRECTED:**

1. Effective July 1, 2012, the area within the City of Beaverton described in the attached legal description and map is designated an urban enterprise zone to be known as the Beaverton Enterprise Zone.
2. Unless extended or rescinded sooner, this Director's Order is rescinded at the time that the Beaverton Enterprise Zone terminates, which pursuant to ORS 285C.245(2) will occur at the latest on June 30, 2023.

Done at Salem, Oregon, this Twenty-eighth day of June, Two thousand twelve,

A handwritten signature in black ink, appearing to read "Tim McCabe", is written over a horizontal line.

Tim McCabe, Director

**Appendix Attached.**

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\* As amended by section 1, chapter 71, Oregon Laws 2012



## AGENDA BILL

Beaverton City Council  
Beaverton, Oregon

07-12-11

**SUBJECT:** An Ordinance Adopting the Central  
Beaverton Urban Renewal Plan and Report  
to the Central Beaverton Urban Renewal  
Plan

**FOR AGENDA OF:** ~~06-21-11~~ **BILL NO:** 11115

**Mayor's Approval:** Darryl Dyer

**DEPARTMENT OF ORIGIN:** CDD ind

**DATE SUBMITTED:** 06-09-11

**CLEARANCES:** City Attorney  
Finance  
Planning

US  
McKenna  
SE

**PROCEEDING:** PUBLIC HEARING and  
~~FIRST READING~~  
Second Reading and Passage

**EXHIBITS:** 1. Ordinance & Exhbts. A,B,C  
~~2. Written Testimony~~  
3. Central Beaverton Urban  
Renewal Plan (Ord. Exh. A)  
4. Report to the Central Beaverton  
Urban Renewal Plan (Ord. Exh.  
B)  
Findings (Ord. Exh. C)

### **BUDGET IMPACT**

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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### **RECOMMENDED ACTION:** That the City Council:

1. Conduct a public hearing on the Central Beaverton Urban Renewal Plan and Report; and
2. Conduct the ~~first reading~~ of the ordinance adopting the Plan and Report.  
Second Reading and Passage

### **HISTORICAL PERSPECTIVE:**

In 2008, the City of Beaverton voters modified the City Charter to allow the City leaders to move forward in developing an urban renewal plan for voter approval. In 2009 the City Council initiated the Beaverton Urban Renewal Feasibility Study that in turn found that the study area met the Oregon Revised Statutes test of blight. The Beaverton City Council then approved the formation of the Beaverton Urban Redevelopment Agency (BURA) through Ordinance 4530.

### **INFORMATION FOR CONSIDERATION:**

On April 5, 2010, BURA initiated its first meeting and appointed the Community Advisory Committee (CAC). The Central Beaverton Urban Renewal Plan and Report includes the recommendations of the CAC representing various community interests including residents, business owners, property owners, and employers. On May 23, 2011, the BURA Board adopted Resolution 2011-001 forwarding the Plan and Report to the Planning Commission and City Council for public hearing and consideration. On June 1, 2011, the Planning Commission held a public hearing and received testimony and adopted a recommendation in support of the Final Draft Urban Renewal Plan and Errata Sheet, and the Report to the Urban Renewal Plan.

Staff made the changes based on the Errata Sheet and elided an extraneous statement on page 39 of the Report to the Urban Renewal Plan (shown in ~~strike through~~). Table 11 on page 41 has been revised to show that the maximum indebtedness is \$150 million.

Agenda Bill No: 11115

ORDINANCE NO. 4566

**AN ORDINANCE APPROVING THE CENTRAL BEAVERTON URBAN  
RENEWAL PLAN SUBJECT TO APPROVAL BY THE VOTERS**

**WHEREAS**, after a lengthy public process with numerous opportunities for public input and comment, the Central Beaverton Urban Renewal Plan (the "Plan") and Report Accompanying the Central Beaverton Urban Renewal Plan (the "Report") have been prepared; and,

**WHEREAS**, the Plan and Report were originally prepared at the direction of the Beaverton Urban Redevelopment Agency ("Agency"); and,

**WHEREAS**, the Planning Commission, after a public hearing, recommended approval of the Plan and acceptance of the Report, with minor modifications, and the Council has duly considered that recommendation; and,

**WHEREAS**, the Plan and the Report were forwarded on April 12, 2011 to the governing body of each taxing district affected by the Plan and the City has consulted and conferred with taxing districts that may be affected by adoption of the Plan and received written recommendations for approval from four taxing districts governing bodies; and,

**WHEREAS**, the City Council held a public hearing on June 21, 2011, and has duly considered comments on the Plan and Report; and,

**WHEREAS**, the City has complied with all notice and hearing requirements and the City Council has carefully considered all comments relating to the Plan and Report;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BEAVERTON,  
OREGON ORDAINS AS FOLLOWS:**

**SECTION 1:** The Council approves the Central Beaverton Urban Renewal Plan attached hereto as Exhibit A, subject to approval by majority vote in a May or November election to which the Council by separate resolution refers a ballot measure to approve the Plan including the use of tax increment financing.

**SECTION 2:** The Council adopts as its determinations and findings in support of this Ordinance the Report accompanying the Central Beaverton Urban Renewal Plan attached hereto as Exhibit B, and the determinations and findings attached hereto as Exhibit C.

**SECTION 3:** If the Plan is approved by the voters, the City shall assume and complete any and all activities required of it by the Plan.

SECTION 4: The City Recorder shall forward a copy of this Ordinance to the Agency. If the Plan is approved by the voters, the Agency shall deliver a copy of the Plan to Washington County to be recorded in the Records of Washington County, Oregon.

SECTION 5: In accordance with ORS 457.095 and 457.115, notice of the adoption of this Ordinance approving the Plan, and the provisions in ORS 457.135, shall be published in The Oregonian no later than four days following City of Beaverton adoption of this Ordinance.

SECTION 6: This Ordinance shall be effective 30 days after its passage by the Council, and signature by the Mayor.

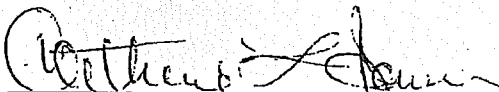
First reading this 21 day of June, 2011.


Passed by the Council this 12 day of July, 2011.

Approved by the Mayor this 12 day of July, 2011.

ATTEST:

APPROVED:

  
CATHERINE L. JANSEN, City Recorder

  
DENNY DOYLE, Mayor

# Assistance Award/Amendment

U.S. Department of Housing and  
Urban Development  
Office of Administration

1. Assistance Instrument <input checked="" type="checkbox"/> Cooperative Agreement <input type="checkbox"/> Grant		2. Type of Action <input type="checkbox"/> Award <input checked="" type="checkbox"/> Amendment	
3. Instrument Number CCPOR0065-11	4. Amendment Number 1	5. Effective Date of this Action February 15, 2012	6. Control Number
7. Name and Address of Recipient City of Beaverton Community Development, Planning 4755 SW Griffith Drive PO Box 4755 Beaverton, OR: Oregon 97076-4755  Phone: 503-526-2548 Fax: 503-526-3720		8. HUD Administering Office Office of Sustainable Housing and Communities 451 7 <sup>th</sup> Street, SW, Room 10180 Washington, DC 20410	
10. Recipient Project Manager Laura Kelly		8a. Name of Administrator James C. Norsworthy	8b. Telephone Number 202 402 6827
11. Assistance Arrangement <input checked="" type="checkbox"/> Cost Reimbursement <input type="checkbox"/> Cost Sharing <input type="checkbox"/> Fixed Price		9. HUD Government Technical Representative Amit Sarin, 202-402-6597, Amit.Sarin@hud.gov	
12. Payment Method <input type="checkbox"/> Treasury Check Reimbursement <input type="checkbox"/> Advance Check <input type="checkbox"/> Automated Clearinghouse		13. HUD Payment Office 801 Cherry Street Unit #45, Suite 2500 Fort Worth, TX 76102	
14. Assistance Amount		15. HUD Accounting and Appropriation Data	
Previous HUD Amount \$1000000		15a. Appropriation Number 861/30162	15b. Reservation number CCPOR0065-11
HUD Amount this action \$0.00		Amount Previously Obligated \$1000000	
Total HUD Amount \$1000000		Obligation by this action \$0.00	
Recipient Amount \$ 1514999		Total Obligation \$1000000	
Total Instrument Amount \$2514999			

## 16. Description

Employer Identification Number: 936002125

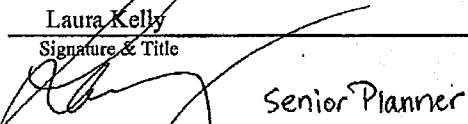
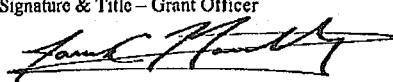
Program Code: CCP

This instrument (the HUD-1044, HUD-1044 Continuation Sheet) sets forth a legally binding agreement between the parties as to all amounts, deliverables, tasks, period of performance, terms and conditions, here within, whether implicitly stated or referenced. The Recipient certifies that all administrative and financial provisions of this instrument are in and will continue to be in compliance for the duration of the period of performance. All covenants, referenced or stated, are agreed to by the recipient upon signing this instrument.

This grant instrument consists of the following, some of which are incorporated by reference:

1. HUD-1044 and HUD-1044 Continuation Sheet(s)
2. Grant Agreement Terms and Conditions
3. HUD 424-CBW, Total Budget Summary
4. Grant Deliverables (See HUD 1044 Continuation Sheet)
5. Work Plan/Logic Model (Tasks within Work Plan are considered deliverables)
6. OMB Circulars A-87, A-133 and A-102, which is incorporated in 24 CFR Part 85
7. Office of Sustainable Housing and Communities (OSHC) Program Policy Guidance.
8. Notice of Funding Availability (Docket No. FR-5500-N-33)

Period of Performance is 36 months from February 15, 2012 to February 15, 2015.

17. <input checked="" type="checkbox"/> Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office		18. <input type="checkbox"/> Recipient is not required to sign this document.	
19. Recipient (By Name) Laura Kelly		20. HUD (By Name) James C. Norsworthy, Grant Officer	
Signature & Title  Senior Planner	Date (mm/dd/yyyy) 2/17/2012	Signature & Title - Grant Officer 	Date (mm/dd/yyyy) 01/21/2011

form HUD-1044 (8/90)  
ref. Handbook 2210.17

1. **BUDGET**

	HUD Amount	Match /Leverage Amount	Total
Direct Labor	111,648	486,250	597,898
Fringe Benefits	63,081	274,731	337,812
Travel	7,815	300	8,115
Equipment	0.00	0.00	0
Supplies/Materials	26,366	2,097	28,463
Consultants	731,221	711,449	1,442,670
Contracts	59,869	37,411	97,280
Construction	0.00	0.00	0
Other Direct Cost	0.00	2,761	2,761
Indirect Cost	0.00	0.00	0
<b>Total</b>	<b>1,000,000</b>	<b>1,514,999</b>	<b>2,514,999</b>

If the grantee's match/leverage contribution is less than \$1,514,999.00 the Government reserves the right to negotiate new line items and/or amounts to satisfy the grantee's requirement or to reduce the Government's share proportionally. The grantee shall notify HUD at any time it believes it will not meet its match requirement. In addition, the grantee shall obtain HUD approval regarding any changes concerning the intended use of matching funds. If the grantee exceeds the dollar amount shown above, there will be no impact on the Federal share.

2. **AMOUNT OF COST SHARE**

The estimated cost for the performance of this grant is \$2,514,999.00. HUD shall not be obligated to reimburse the City of Beaverton Community Development, Planning excess of \$1,000,000.00. The Grantee agrees to bear without reimbursement from HUD \$1,514,999.00 of the total costs. However, in the event that the Grantee incurs cost in excess of the total estimated project cost of \$2,514,999.00; all such excess costs shall be borne entirely by the Grantee.

3. **KEY PERSONNEL**

The personnel specified below are considered to be essential to the work being performed hereunder:

Name	Title	% of time on the grant
Laura Kelly	Senior Planner	50%
Robert McCracken	Senior Planner	50%
Leigh Crabtree	Associate Planner	50%
Anjanette Simon	Associate Planner	50%
Jeff Salvon	Associate Planner	15%
Andrea Nelson	CDBG/HOME Project Coordinator	25%
Stevie Freeman-Montes	Sustainability Coordinator	25%
Cindy Tatham	Sustainability Program Manager	12%
Tyler Ryerson	Senior Planner	10%

4. **SUBSTANTIAL INVOLVEMENT**

HUD's Office of Sustainable Housing and Communities will work in partnership with its grantees to advance the program objectives of the grant program. The Cooperative Agreement allows for substantial involvement of HUD staff to enhance the performance of the grantee in the completion of their deliverables.

Anticipated substantial involvement by HUD staff may include, but will not be limited to:

#### Studies and Reports

- Review potential amendment recommendations to the study design and/or Workplan.
- Review and provide recommendations in response to semi-annual progress reports (e.g., amendments to study design based on preliminary results).
- Review and provide recommendations on the final report/study, including final interpretation of study results.

#### Approvals and Reviews

- Authority to halt activity if specifications or work statements are not met;
- Review and approval of one stage of work before another can begin;
- Review and approval of substantive provisions of proposed sub-grants or contracts beyond existing Federal policy;
- Approval of workplan adjustments based on changing conditions and needs documented in the cohort targeted for capacity building.
- Review and approval of key personnel

#### Participation and Monitoring

- Monitoring to permit specified kinds of direction or redirection of the work because of interrelationships with other projects;
- HUD and recipient collaboration or joint participation;
- Implementing HUD requirements which limit recipient discretion;
- Coordination of complementary activities from respective capacity building intermediaries, including determining if workplans require adjustments based on changing conditions;
- Where appropriate substantial, direct HUD operational involvement or participation during the assisted activity.

### 5. INDIRECT COSTS/PROVISIONAL RATE

N/A

### 6. AUDIT INFORMATION

The City of Beaverton Community Development, Planning submitted an audit report conducted by the Talbot, Korvola & Warwick, LLP for the year ending June 30, 2011. The audit report attests to the City of Beaverton Community Development, Planning practice of generally accepted accounting principles and compliance with laws and regulations relating to government auditing standards. The internal control structure has been reviewed in accordance with OMB Circular A-133 and found to be in compliance with requirements that are applicable to certain of its major federal programs.

### 7. REPORTS AND DELIVERABLES

#### Reports:

1. Bi-Annual Reporting
2. **Additional Reporting Requirements:** Additional reporting requirements as outlined in the NOFA (FR-5500-N-33), FY11 HUD General Section (FR-5500-N-01), and 2 CFR 85.40.

#### List of Deliverables:

1. Final Workplan and Logic Model: 60 calendar days.

### 8. SPECIAL CONDITIONS

N/A



Centers for Disease Control and Prevention  
CDC 24/7: Saving Lives. Protecting People.™

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## Community Transformation Grant (CTG) Program Fact Sheet

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### Investments in Community Health: Community Transformation Grant Program

The U.S. Department of Health and Human Services (HHS) continues its long-standing dedication to improving the health and wellness of all Americans through the Community Transformation Grant (CTG) Program. Administered and supported by the Centers for Disease Control and Prevention (CDC), the CTG program enables awardees to design and implement community-level programs that prevent chronic diseases such as cancer, diabetes, and heart disease.

The CTG program is expected to improve the health of more than 4 out of 10 U.S. citizens—about 130 million Americans.

### Chronic Disease in the United States

More than half of American adults have at least one chronic disease. In the United States, 7 out of 10 deaths are caused by chronic diseases each year. Seventy-five cents of every dollar spent on medical costs in this country is being used to treat chronic diseases and associated risk factors.

While direct costs of chronic disease are high, the indirect costs of chronic conditions may be several times higher than the direct medical costs. These diseases lead to lost productivity, such as missed days of work or school, disability, reduced work output, reduced quality of life, and premature death.

### Focusing on Priorities for Healthier Living

CTG concentrates on the causes of chronic disease, with awardees improving health and wellness with strategies that focus on areas such as:

- Clinical and community preventive services to prevent and control high blood pressure and high cholesterol
- Tobacco-free living
- Active living and healthy eating

Twenty percent of all CTG program funding is directed at programs in rural or frontier areas.

### Investing in Healthier Communities

In 2011, CDC awarded \$103 million to 61 state and local government agencies, tribes and territories, and nonprofit organizations in 36 states, along with nearly \$4 million to 6 national networks of community-based organizations. These are engaging partners from multiple sectors, such as education, transportation, and business, as well as faith-based organizations to improve the health of their communities' approximately 120 million residents. CTG supports

state and local government agencies, tribes and territories, nonprofit organizations, and communities across the country. In 2012, CDC is supporting the second year of these projects.

- Implementation awards were made to 35 communities to implement proven programs and strategies to improve their community's health and wellness.
- Capacity-building awards were made to 26 communities to build a solid foundation for community prevention efforts to ensure long-term success.
- National network awardees engage community members to support, disseminate, and amplify the evidence-based strategies of CTG, particularly in rural and frontier areas and communities that face significant health disparities.

Additionally, to ensure the impact of the investment, funding is being used to support awardees with evaluation, communication, and technical assistance and training.

### Reaching More Americans in Smaller Communities

In 2012, CTG was expanded to support areas with fewer than 500,000 people in neighborhoods, school districts, villages, towns, cities, and counties to increase opportunities to prevent chronic diseases and promote health.

In an effort to reach more people, approximately \$70 million was awarded to 40 communities to implement broad, sustainable, proven evidence-based strategies that will reduce health disparities and expand clinical and community preventive services that will benefit about 9.2 million Americans.

### Implementation Awards (initiated September 2011)

	<b>Implementation States and Communities (N=35)</b>
<b>State</b>	
California	Public Health Institute
	San Francisco Department of Public Health
	County of San Diego Health and Human Services Agency
	Los Angeles County Department of Public Health
Colorado	Denver Health and Hospital Authority
Florida	Broward Regional Health Planning Council
Illinois	Illinois Department of Public Health
Iowa	Iowa Department of Public Health
Kentucky	Louisville Metro Department of Public Health and Wellness
Maine	Maine Department of Health and Human Services/Maine CDC
Maryland	Maryland Department of Health and Mental Hygiene
Massachusetts	Massachusetts Department of Public Health



	Massachusetts Department of Public Health (Middlesex County)
Minnesota	Minnesota Department of Health
	Hennepin County Human Services and Public Health Department
Missouri	Mid-America Regional Council Community Services Corporation
Montana	Montana Department of Public Health and Human Services
Nebraska	Douglas County Health Department
New Mexico	New Mexico Department of Health
New York	The Fund for Public Health in New York
	University of Rochester Medical Center
North Carolina	North Carolina Division of Public Health
Oklahoma	Oklahoma City-County Health Department
Pennsylvania	Philadelphia Department of Public Health
South Carolina	South Carolina Department of Health and Environmental Control
South Dakota	South Dakota Department of Health
Texas	Texas Department of State Health Services
	City of Austin Health and Human Services Department
Vermont	Vermont Department of Health
Washington	Washington State Department of Health
	Tacoma-Pierce County Health Department
West Virginia	West Virginia Bureau for Public Health
Wisconsin	University Health Services, University of Wisconsin-Madison

### Tribes and Territories

Sault Ste. Marie Tribe of Chippewa Indians (Michigan)

Southeast Alaska Regional Health Consortium

### Capacity-Building Awards (initiated September 2011)

	<b>Capacity-Building States and Communities (N=26)</b>
<b>State</b>	
California	County of Kern, Public Health Services Department
	Fresno County Department of Public Health
	Sierra Health Foundation
	Stanislaus County Health Services Agency

	Ventura County Public Health
Connecticut	Connecticut Department of Public Health
Georgia	Cobb Public Health
Kentucky	Unlawful Narcotics Investigation Treatment Education, Inc. (UNITE)
Louisiana	Louisiana Department of Health and Hospitals
Michigan	Spectrum Health Hospitals
Mississippi	My Brother's Keeper, Inc.
New Jersey	New Jersey Prevention Network
New Mexico	Bernalillo County Office of Environmental Health
North Dakota	North Dakota Department of Health
Ohio	Austen BioInnovation Institute
	Public Health-Dayton and Montgomery County
Pennsylvania	Lancaster General Health
Texas	Houston Department of Health and Human Services
Utah	Utah Department of Health
Virginia	Fairfax County Department of Neighborhood and Community Services

### **Tribes and Territories**

Confederated Tribes of The Chehalis Reservation (Washington)  
 Great Lakes Inter-Tribal Council, Inc. (Wisconsin)  
 Sophie Trettevick Indian Health Center (Washington)  
 Toiyabe Indian Health Project (California)  
 Ulkerreuil A Klengar (Republic of Palau)  
 Yukon-Kuskokwim Health Corporation (Alaska)

### **National Networks (initiated September 2011)**

#### **National Networks (N=6)**

American Lung Association  
 American Public Health Association  
 Asian Pacific Partners for Empowerment, Advocacy and Leadership  
 Community Anti-Drug Coalitions of America  
 National REACH Coalition  
 YMCA of the USA

## Small Communities (initiated September 2012)

State	CTG Small Communities
California	Community Health Councils, Inc.
	County of Sonoma
	St. Helena Hospital Clear Lake
	County of Santa Clara
Delaware	Nemours/Alfred I. duPont Hospital for Children
District of Columbia	District of Columbia Department of Health
Florida	School Board of Miami-Dade County
Georgia	Tanner Medical Center, Inc.
Illinois	Chicago Public Schools, District 299
	Quality Quest for Health of Illinois, Inc.
Indiana	Welborn Baptist Foundation, Inc.
Kansas	YMCA of Wichita
Kentucky	Microclinic International
Louisiana	Linking the Parish, Inc.
Maine	MaineGeneral Medical Center
	Maine Development Foundation
	MaineHealth
	Healthy Acadia
Maryland	Institute for Public Health Innovation
	Prince George's County
Massachusetts	Pioneer Valley Planning Commission
	YMCA Southcoast
Michigan	Central Michigan District Health Department
Minnesota	Minneapolis Heart Institute Foundation
Missouri	Ozarks Regional YMCA
Nevada	Clark County School District
New York	Health Research, Inc./New York State Department of Health
Ohio	The Lima Family YMCA
Oklahoma	Little Dixie Community Action Agency, Inc.
	Indian Nation Council of Governments Area Agency on Aging
Oregon	Northeast Oregon Network
	City of Beaverton
South Carolina	YMCA of Greenville
Texas	Project Vida
Washington	Seattle Children's Hospital
	Inland Northwest Health Services
West Virginia	West Virginia University Research Corporation

## Tribal Awardees

Tohono O'odham Community Action (Arizona)

Benewah Medical Center (Idaho)

Cherokee Nation (Oklahoma)

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Page last reviewed: October 11, 2012

Page last updated: October 11, 2012

Content source: Division of Community Health, National Center for Chronic Disease Prevention and Health Promotion

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Centers for Disease Control and Prevention 1600 Clifton Rd. Atlanta, GA

30333, USA

800-CDC-INFO (800-232-4636) TTY: (888) 232-6348 - Contact CDC-INFO





*The Best of Oregon*

## CITY of BEAVERTON

### NEWS RELEASE

**Contacts:** Bill LaMarche, Public Information Manager  
503-526-3737 / blamarche@BeavertonOregon.gov

Jordan Imlah, Public Information Coordinator  
503-350-4083 / jimlah@BeavertonOregon.gov

**FOR IMMEDIATE RELEASE**  
**October 2, 2012**

### **CITY AWARDED \$1.6 MILLION CDC COMMUNITY TRANSFORMATION GRANT FOR HEALTH PARTNERSHIP**

***-Governor Kitzhaber endorses innovative health initiative-***

**BEAVERTON, Ore.** – The city of Beaverton has been awarded a \$1.6 million grant by the Centers for Disease Control and Prevention (CDC). The grant will fund the Beaverton Community Health Partnership (BCHP), an innovative, city facilitated consortium of diverse health care providers specializing in medical care, behavioral and public health, social services, and professional health education.

"This ground-breaking project will provide improved health care access for our community," said Mayor Denny Doyle. "It will also support workforce training in multiple health care fields and should lead to better overall health for our citizens. We sincerely appreciate CDC's leadership in supporting this significant effort."

This grant is part of the U.S. Department of Health and Human Services' (HHS) Community Transformation Grants (CTG) to support public health efforts to reduce chronic diseases, promote healthier lifestyles, reduce health disparities, and control health care spending in small communities.

Over the past two years, the city and its partners have been working to design and establish a comprehensive system of co-located health care services that breaks down health care silos and integrates them in a practical way.

BCHP partners receiving funding include:

- **Community Action of Washington County:** Services include healthy homes, energy conservation, affordable housing, and the prevention of homelessness
- **Lifeworks Northwest:** Provides adolescent through adult mental health services, as well as drug and alcohol dependency care
- **Pacific University:** Provides health care related training in classroom and clinical settings

- **Virginia Garcia Memorial Health Center:** Delivers preventative primary care and wellness services
- **Washington County Health and Human Services Division:** Provides prevention, protection and support services county-wide
- **Washington County Disability, Aging & Veteran Services Division:** Serves disabled, aging and veteran needs county-wide

CDC funding will support four complementary approaches made by the BCHIP.

1. Continue relationship building among partners, as well as coordinated policy changes within partner organizations that collectively fight obesity, reduce the frequency of diabetes, and lower the incidence of heart attack and stroke in the community.
2. Create a health element in the city's comprehensive plan, ensuring that the community develops in a way that focuses on improving the social determinants of health that impact overall quality of life.
3. Develop a health and wellness facility in Beaverton that will implement the city's updated comprehensive plan and provide seamless health care to the community.
4. Foster a public outreach process that allows citizens to participate in the creation of a health and wellness facility and new health policies.

In May 2012, Governor Kitzhaber officially designated the BCHIP an Oregon Solutions (OS) Project because of its unique and innovative approach.

"The BCHIP clearly fits the Oregon practice of finding solutions, bold leadership and strong partnerships between the public sector, the private sector and nonprofits," said Governor John Kitzhaber. "The BCHIP and the innovative model it proposes will leverage the work of the Oregon Health Authority and Coordinated Care Organizations. This ultimately results in healthier people, better overall health care service and a new replicable model of health care delivery."

The OS-BCHIP project team includes:

- Department of Human Services
- Kaiser Permanente
- Oregon Health Authority
- Portland State University Community Health
- Providence Health and Services
- Providence St. Vincent Medical Center
- Vision Action Network
- Washington County Commission on Children and Families
- Women's Healthcare Associates, LLC

"This pioneering effort represents an unprecedented public-private partnership," said Mayor Doyle. "We appreciate CDC and our visionary partners—this is very much a shared success."

The city would also like to thank the following leaders who have been strong supporters of the Beaverton Community Health Partnership:

- Governor John Kitzhaber, MD
- Senator Ron Wyden
- Senator Jeff Merkley
- Senator Elizabeth Steiner-Hayward
- Senator Mark Hass
- Representative Tobias Read
- Representative Earl Blumenauer
- Representative Suzanne Bonamici
- Bruce Goldberg, Oregon Health Authority Director
- Andy Duyck, Washington County Board of Commissioner Chair

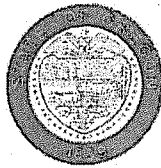
Overall, HHS awarded approximately \$70 million in prevention grants to 40 awardees focused on improving the health of small communities across the nation. Administered by the CDC, the CTG Program is a comprehensive prevention and wellness initiative launched in 2011 and funded through the Affordable Care Act's Prevention and Public Health Fund. These new funds will support areas with fewer than 500,000 people in neighborhoods, school districts, villages, towns, cities, and counties.

For more information, please contact Don Mazziotti, community and economic development director, at [dmazziotti@BeavertonOregon.gov](mailto:dmazziotti@BeavertonOregon.gov) or 503-526-2422.

#### ABOUT BEAVERTON

Beaverton enjoys one of the most diverse populations among Oregon cities. Most recently, the city was awarded the **2012 Mayors' Climate Protection Award** from the U.S. Conference of Mayors. It was one of just four cities of its size recently recognized as a **"Smarter City" energy leader by the Natural Resources Defense Council** and **one of the 100 Best Places to Live in America** by *Money* magazine. In addition, Beaverton has been named **one of the safest cities in the Pacific Northwest** for three consecutive years, as one of the **best places to raise kids** by *BusinessWeek* magazine, an **All-America City finalist**, as **one of the top 25 Suburbs for Retirement** by *Forbes.com*, **one of the 100 Best Walking Cities in America** by *Prevention* magazine, the **Recycler of the Year** from the Association of Oregon Recyclers, a **Tree City USA** by the Arbor Day Foundation, a **Bronze Award Bicycle Friendly Community** designation by the League of American Bicyclists and as one of the Environmental Protection Agency's **Green Power Communities**, the Beaverton Community Vision program was named **Public Involvement Project of the Year—Best Planning Project** by the International Association of Public Participation (IAP2) Cascade Chapter. For more information, please visit [www.BeavertonOregon.gov](http://www.BeavertonOregon.gov) or join us on Facebook at [www.facebook.com/cityofbeaverton](http://www.facebook.com/cityofbeaverton).

###



May 10, 2012

JOHN A. KITZHABER, MD  
Governor

Denny Doyle  
Mayor  
City of Beaverton  
4755 SW Griffith Drive  
Beaverton, OR 97076

Gil Munoz  
CEO  
Virginia Garcia Memorial Health Center  
328 West Main, Suite 300  
Hillsboro, OR 97123

Ann Barr, Vice Provost & Executive Dean  
College of Health Professions  
Pacific University  
190 SE 8<sup>th</sup> Avenue, Suite 230  
Hillsboro, OR 97123

Jerralynn Ness  
Executive Director  
Community Action  
1001 SW Baseline Street  
Hillsboro, OR 97123

Mary Monnat  
President and CEO  
LifeWorks NW  
14600 NW Cornell Road  
Portland, OR 97229

Kathleen O'Leary  
Public Health Division Manager  
Washington County  
155 N. First Avenue, MS 5  
Hillsboro, OR 97124

Dear Mayor Doyle, Ms. Barr, Ms. Monnat, Mr. Munoz, Ms. Ness, and Ms. O'Leary:

It has come to my attention that you have requested the Beaverton Community Health Partnership effort be designated as an Oregon Solutions project. After reviewing your letters and the assessment conducted by Oregon Solutions staff, I feel this project supports Oregon's Sustainable Community Objectives. By this letter I am designating this as an Oregon Solutions project.

The Oregon Solutions project team will address the objectives outlined in the project assessment. These include memorializing the partner's shared vision, assisting them to integrate their programs and developing a governance structure. Oregon Solutions will not be directly involved in fundraising but can assist in helping the partner organizations leverage existing resources. I will be appointing a convener for this project soon.

The Oregon Solutions approach helps bring together potential partners in a neutral and collaborative way to address issues and opportunities. The proposed Health Partnership will enable the partners to co-locate and fully integrate their programs. They will deliver medical, dental, mental health, public health and wellness services in an interdisciplinary way to low and

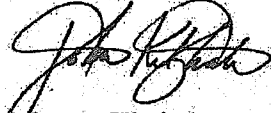


Mayor Doyle, Ann Barr, Mary Monnat  
Gil Munoz, Jerralynn Ness, Kathleen O'Leary  
May 10, 2012  
Page 2

moderate income households and special needs populations in the Beaverton area. The project will also offer interdisciplinary clinical opportunities for students in the various health professions at Pacific University to train in a patient centered medical home model.

I am pleased to see that you are working collaboratively to bring together partners to address the opportunity at hand. By integrating and leveraging the partnering organization's programs, this project has the potential to strengthen the ties between the public, private and civic sectors and I anticipate the new health center will be a great addition to the Beaverton community. Please keep my office updated on this effort and thank you for your work and enthusiasm thus far.

Sincerely,

A handwritten signature in dark ink, appearing to read "John A. Kitzhaber". The signature is fluid and cursive, with the first name "John" being the most prominent.

John A. Kitzhaber, M.D.  
Governor

JAK/gw/lh



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[Home](#) > Beaverton Community Health Partnership

## Beaverton Community Health Partnership

The Beaverton Community Health Partnership is a shared vision of the City of Beaverton, Community Action, Lifeworks NW, Pacific University, Virginia Garcia Memorial Health Center and Washington County Public Health. They currently operate from separate facilities scattered throughout the Beaverton area that are overcrowded due to high demand. Several partners have expiring leases. These partners frequently see the same at-risk clients and making multiple trips is a barrier to clients receiving service. The leadership teams of the partner organizations deeply understand the social determinates of health and see this project as a creative opportunity.

The completed project will enable the partners to co-locate and fully integrate their programs. This will enable them to deliver medical, dental, mental health, public health and wellness services in an interdisciplinary way to low and moderate income households and special needs populations in the Beaverton area. The partners can also achieve economies of scale by sharing common ancillary services (e.g., labs or pharmacies), classroom space and office functions.

Another critical aspect is the workforce development component. The project will offer interdisciplinary clinical opportunities for students in the various health professions at Pacific University to train in a patient centered medical home model.

Beaverton's core area has two census tracts that have been designated as containing Medical Underserved Populations since 2003. The City controls a parcel of land along a MAX line in this area that the partners could potentially use to construct a building on. The project is in alignment with the City of Beaverton's Civic Plan.

## Project Details

Status: [Active Projects](#)

Start Year: Designated May, 2012

Region: [Portland Metro](#)

Location: Beaverton, OR

Project Manager: Jim Jacks

Conveners: Tina Castañares, MD

## Project Files

Governor's designation letter- 5.10.12

[\[view more\]](#)

## Related News

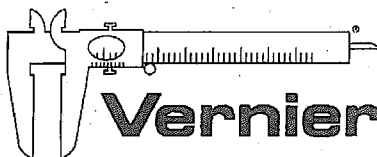
Beaverton Community Health Partnership plans one-stop health care using federal grant

Beaverton receives \$1.6 million grant to provide health care programs, develop wellness center

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[info@orsolutions.org](mailto:info@orsolutions.org) | Phone 503-725-9092 | Fax 503-725-9099  
 Oregon Solutions and NPCC are housed in the  
 College of Urban and Public Affairs at Portland State University







Measure. Analyze. Learn.

November 16, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I write on behalf of Vernier Software & Technology to convey our support for U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

The City of Beaverton is a diverse community with an opportunity to engage stakeholders in a dialogue and process about brownfields. This will help improve access to quality jobs, create healthy neighborhoods, and provide a place for families to live, work, and grow.

My company develops products for science teachers. We employ about 100 people, many of whom live in Beaverton. We are in the newly created Enterprise Zone and are applying for the Enterprise Zone tax abatement. As part of our Enterprise Zone Application we have committed to increase our number of employees by 10% and to provide at least three quarter of our employees' salaries more than double the state's minimum wage (currently \$8.80 in Oregon).

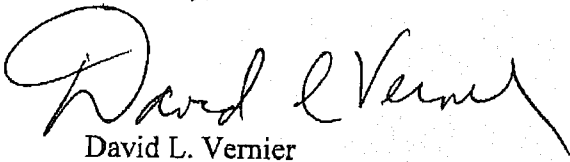
We support Beaverton's effort to revitalize brownfields, because it has so many positive aspects. Cleaning up brownfields helps our overall community health, revitalizes neighborhoods, and puts people to work. It also allows us to reuse land, to help us avoid sprawl and work with Oregon's land-use laws.

Our company has been a leader in sustainable business practices and the promotion of policies to improve the environment and public health.

We would assist Beaverton on this project any way we can. For example, we can help with public outreach activities and get our employees involved. We would certainly promote the purchase and reuse of brownfield properties in any way we can.

Beaverton has great potential, but faces great challenges and needs EPA help. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read "David L. Vernier". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

David L. Vernier  
Founder and CEO



*The Best of Oregon*

## CITY of BEAVERTON

### NEWS RELEASE

**Contacts:** Bill LaMarche, Public Information Manager  
503-526-3737 / blamarche@BeavertonOregon.gov

Jordan Imlah, Public Information Coordinator  
503-350-4083 / jimlah@BeavertonOregon.gov

**FOR IMMEDIATE RELEASE**  
**October 29, 2012**

### **BEAVERTON COMPANY TO MAKE \$2.8 MILLION ENTERPRISE ZONE INVESTMENT**

*-City's new Enterprise Zone enjoys first success-*

**BEAVERTON, Ore.** – Three months after the state approved Beaverton's request for an Enterprise Zone, the city has announced its first success. The city has approved Vernier Software & Technology's Beaverton Enterprise Zone (BEZ) application for an estimated \$2.8 million investment at its current location on Millikan Way.

The BEZ is a tool within designated areas of the city that encourages eligible businesses to make additional investments to improve employment opportunities, spur economic growth and diversify business activity. Eligible businesses locating or expanding in the BEZ receive an exemption from property taxes for three and up to five years.

"This investment opportunity comes at a perfect time, as our company has been continuously growing over the years and is now surging alongside technological advancements within the software industry," said David Vernier, founder and CEO. "We've worked closely with the city to develop a solid application that will add quality jobs and help boost our local economy."

Vernier Software develops science software and instrumentation for K-12 classrooms as well as public colleges and universities with products sold domestically and internationally. For more than 30 years, the company has pioneered award-winning interfaces, sensors, software and curriculum that transform science education. Through the BEZ investment, Vernier Software plans to expand the existing facility and increase existing employment by 10 percent over the five years.

"In the 2011-2016 Economic Strategy, we identified the importance of having a diversified portfolio to help grow family-wage jobs and improve our economy," said Mayor Denny Doyle. "We couldn't be more pleased to work with such an upstanding business as Vernier Software & Technology."

The state accepted the city's request for an Enterprise Zone in July 2012.

"Other cities, such as Gresham, Hillsboro and Portland, already had Enterprise Zones in place," explained Alma Flores, economic development manager. "Enterprise Zones have been successful for our neighboring cities and have led to job creation. We believe Vernier

will be the first of many Beaverton-based businesses that will take advantage of our new Enterprise Zone."

According to Business Oregon, a study conducted in 2010 concluded that at least 7,000 new jobs were generated in 59 of Oregon's enterprise zones over a six year period.

The city of Beaverton Economic Development Division oversees the BEZ program and works directly with businesses to apply. For more information, please visit [www.BeavertonOregon.gov/Ezone](http://www.BeavertonOregon.gov/Ezone).

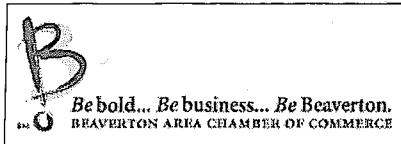
#### **ABOUT VERNIER SOFTWARE & TECHNOLOGY**

Vernier Software & Technology has been a leading innovator of scientific data-collection technology for 31 years. Focused on science, technology, engineering, and mathematics (STEM), Vernier is dedicated to developing creative ways to teach and learn using hands-on science. Vernier creates easy-to-use and affordable science interfaces, sensors, and graphing/analysis software. With world-wide distribution to over 130 countries, Vernier products are used by educators and students from elementary school to college. Vernier's technology-based solutions enhance STEM education, increase learning, and build students' critical thinking skills. Vernier's business culture is grounded in Earth-friendly policies and practices, and the company provides a family-friendly workplace. For more information, visit [www.vernier.com](http://www.vernier.com).

#### **ABOUT BEAVERTON**

Beaverton enjoys one of the most diverse populations among Oregon cities. Most recently, the city was awarded the **2012 Mayors' Climate Protection Award** from the U.S. Conference of Mayors. It was one of just four cities of its size recently recognized as a **"Smarter City" energy leader by the Natural Resources Defense Council** and **one of the 100 Best Places to Live in America** by *Money* magazine. In addition, Beaverton has been named **one of the safest cities in the Pacific Northwest** for three consecutive years, as one of the **best places to raise kids** by *BusinessWeek* magazine, an **All-America City finalist**, as **one of the top 25 Suburbs for Retirement** by *Forbes.com*, **one of the 100 Best Walking Cities in America** by *Prevention* magazine, the **Recycler of the Year** from the Association of Oregon Recyclers, a **Tree City USA** by the Arbor Day Foundation, a **Bronze Award Bicycle Friendly Community** designation by the League of American Bicyclists and as one of the Environmental Protection Agency's **Green Power Communities**, the Beaverton Community Vision program was named **Public Involvement Project of the Year—Best Planning Project** by the International Association of Public Participation (IAP2) Cascade Chapter. For more information, please visit [www.BeavertonOregon.gov](http://www.BeavertonOregon.gov) or follow us on Facebook at [www.facebook.com/cityofbeaverton](http://www.facebook.com/cityofbeaverton).

###



Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

**Re: Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I am writing on behalf of the Beaverton Area Chamber of Commerce to convey our strong support for U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

The Chamber supports Beaverton's effort to revitalize brownfields for the obvious economic development benefits and because we have seen it work. Ava Roasteria's here in Beaverton is a perfect example. Land is a precious commodity in the city limits of Beaverton and redevelopment is key to future job creation and a healthy community.

The City of Beaverton is a diverse community with an opportunity to engage our membership in a dialogue and process about brownfields. This will help improve access to quality jobs and create healthy neighborhoods.

Beaverton has great potential, but faces great challenges and needs EPA help. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you very much.

Sincerely,

Lorraine Clarno, ACE  
President/CEO





November 5, 2012

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW- Mail Code: 5105T  
Washington, DC 20460

**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

The Hispanic Metropolitan Chamber (Hispanic Chamber) strongly supports U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

The Hispanic Chamber is dedicated to working with all members of the community to support the economic advancement of Latinos. We support Beaverton's effort to revitalize brownfields, because it impacts Latino business owners and their families. The Hispanic Chamber assists Latino and other businesses to start, expand and site their businesses in the City of Beaverton. We are available to work with the City of Beaverton to conduct public outreach activities, contacting the Latino community and other members of the community by providing informational materials, hosting outreach events, and providing technical assistance with bilingual/bicultural staff.

The City of Beaverton is a diverse community with an opportunity to engage Latinos in a dialogue and process about brownfields. This will help improve access to quality jobs and create healthy neighborhoods.

Beaverton has great potential, but faces great challenges and needs EPA help. We fully support the City of Beaverton's efforts to identify brownfield issues and improve our community's health. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding.

Sincerely,

  
Gale Castillo

President

Hispanic Metropolitan Chamber



**MESO**  
MICROENTERPRISE  
SERVICES OF OREGON

4008 NE Martin Luther King Jr. Blvd  
Portland, Oregon 97212  
(503) 841-3351 -f (503) 282-3482  
[www.mesopdx.org](http://www.mesopdx.org)

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Mail Code: 5105T  
Washington, DC 20460

11/5/12

**Re: Strong Support for EPA Brownfields Grant for Beaverton, Oregon**

Dear Director Lloyd:

I write on behalf of Micro Enterprise Services of Oregon to convey our strong support for U.S. EPA grant funding for the revitalization of community brownfields in Beaverton, Oregon. Beaverton is working closely with the Oregon Department of Environmental Quality and Business Oregon to clean up and revitalize contaminated industrial properties in the newly designated Enterprise Zone, as well as in and around the city's Creekside District. Beaverton seeks \$200,000 in EPA Brownfields Assessment funding to characterize, assess, and conduct planning and community involvement activities at these sites. This application represents the first time that Beaverton has sought EPA Brownfields funding to support its redevelopment efforts.

My organization is a micro enterprise support non-profit with a mission to improve the economic opportunities of underserved individuals through empowerment, education, and entrepreneurship for the benefit of the greater community. We target populations who traditionally have limited access to services and face barriers when accessing capital. We support Beaverton's effort to revitalize brownfields, because the rehabilitated properties will provide opportunity for micro businesses to flourish and the rehabilitation process will provide job opportunities. Redeveloping brownfields in Beaverton's downtown area provides an excellent opportunity for microbusinesses to be involved in the redevelopment, use the cleaned sites once they are restored, and as a result help establish community buy-in of the health and safety of the restored properties.

The City of Beaverton is a diverse community with an opportunity to engage minority, low-income, disadvantaged micro entrepreneurs in a dialogue and process about brownfields. This will help improve access to quality jobs and create healthy neighborhoods.

Beaverton has great potential, and the leadership is constantly looking for ways to support and improve existing properties. Please give the highest consideration to Beaverton's application for EPA Brownfields Assessment funding. Thank you very much.

Sincerely,

Nita Shah  
Executive Director  
Micro Enterprise Services of Oregon

## Special Considerations Checklist

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United State territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☒ Community is impacted by recent natural disaster(s) (2005 or later)

### Disaster Declarations

*Severe Winter Storm, Record and Near Record Snow, Landslides, and Mudslides*

*Incident period: Saturday, December 13, 2008 to Friday, December 26, 2008*

*Major Disaster Declaration declared on March 2, 2009*

*Severe Storms, Flooding, Landslides, and Mudslides*

*Incident period: Saturday, December 1, 2007 to Monday, December 17, 2007*

*Major Disaster Declaration declared on December 8, 2007*

*Hurricane Katrina Evacuation*

*Incident period: Monday, August 29, 2005 to Saturday, October 1, 2005*

*Emergency Declaration declared on September 7, 2005*

- ☒ Project is primarily focusing on Phase II assessments

*Approximately 69% of the proposed budget is dedicated to Phase II assessments*

- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation

*See attached "Documentation Demonstrating Leveraging Commitments"*

\_\_\_ Community experiencing plant closures (or other significant economic disruptions), including communities experiencing auto plant closures due to bankruptcy or economic disruptions

X Applicant is recipient or core partner of a HUD/DOT/EPA Partnership for Sustainable Communities grant that is tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area

*See attached "Documentation Demonstrating HUD Sustainable Communities Challenge Grant Link"*

\_\_\_ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant

\_\_\_ Community is implementing green remediation plans

Special Considerations Checklist  
Documentation Demonstrating Link to HUD Sustainable  
Communities Challenge Grant

- Beaverton's HUD Sustainable Communities Challenge Grant Abstract

**Application Abstract**  
**Beaverton Creekside District Master Plan**  
**City of Beaverton, Oregon**

**Objectives:**

**OBJECTIVE 1:** Increased participation and decision-making by populations traditionally marginalized in public planning processes, including underserved populations, in developing and implementing a plan

**OBJECTIVE 2:** Increased supply of affordable housing units and proportion of low- income households within a 30-minute transit commute of major employment centers and associated reductions in disparities between racial and ethnic groups and between income groups in these areas

**OBJECTIVE 3:** Reductions in community energy use through community-scale energy strategies

**OBJECTIVE 4:** Infill development and private sector investment within the project area

**Expected Results:**

In April 2011, the City adopted its Civic Plan Central City Strategy ("the Civic Plan"), a comprehensive analysis and strategic planning framework for Beaverton's Central City. Taking cues from community aspirations developed through Beaverton's award-winning visioning process, the Civic Plan provides a framework for a new understanding of the city core. It describes opportunities for addressing the major challenges to forging an identifiable and functional Central City, and lays out both the initial steps and the long-term strategies for implementing change.

The \$1,000,000 Community Challenge Grant will allow the City to complete the Creekside District Master Plan (the "Master Plan"), which will accelerate planning and implementation for the Creekside District project and produce a development program that integrates:

- Suitable and affordable housing for existing and future populations
- Increased efficiency and connectivity of existing public infrastructure, including the BCP and light rail/ transit
- New green infrastructure and amenities
- Improved mobility and access to transit and employment
- Education about sustainability

Additional Information	
Project Name	Beaverton Creekside District Master Plan
Lead Applicant	City of Beaverton, Oregon
Point of Contact	Laura Kelly, Senior Planner, City of Beaverton 503-526-2548 <a href="mailto:lkelly@beavertonoregon.gov">lkelly@beavertonoregon.gov</a>
2010 Census Population Beaverton, Oregon	90,267
Total Project Budget	\$2,515,000
HUD Request	\$1,000,000
Applicant Match	\$1,515,000
Location	Washington County
Congressional District	1 <sup>st</sup> District

# Beaverton Creekside District Master Plan

## 2011 HUD Community Challenge Grant Proposal

### Project Purpose

In April 2011, the City adopted its Civic Plan Central City Strategy (“the Civic Plan”), a comprehensive analysis and strategic planning framework for Beaverton’s Central City. Taking cues from community aspirations developed through Beaverton’s award-winning visioning process, the Civic Plan provides a framework for a new understanding of the city core. It describes opportunities for addressing the major challenges to forging an identifiable and functional Central City, and lays out both the initial steps and the long-term strategies for implementing change.

One of the Civic Plan’s most important strategic goals is the transformation of the area known as the Creekside District into a vibrant, sustainable mixed-use area in the heart of Beaverton’s Central City (See Maps 2 - 4). The Creekside District presents a unique and significant opportunity to redevelop a specific area of the City using the unifying concept of the EcoDistrict. *Unique* from the perspective that cutting-edge district infrastructure, such as the Beaverton Central Plant (“BCP”) and light-rail transit, is already in place and operational. *Significant* in that an EcoDistrict will provide the compelling vision, organizational structure, policy focus and public investment certainty to catalyze much needed development within the District.

EcoDistricts are highly integrated neighborhoods that integrate several strategies for efficient use of resources. Properly designed EcoDistricts capture, manage and reuse a majority of the district’s energy, water and waste. EcoDistricts are home to a range of transportation options and provide a rich diversity of habitat and open space while enhancing community engagement in sustainability efforts. The Creekside District is ideal for EcoDistrict development because it already contains a number of components that, when fully integrated, will provide significant efficiencies and attractors for businesses, residents and visitors. These components include: (1) urbanized portions of Beaverton Creek, the restoration and rehabilitation of which is being addressed through the City’s Creek Natural Resource Master Plan and the Civic Plan’s Beaverton Creek Connections concept; (2) the BCP district heating and cooling system; (3) a light-rail transit station; and (4) pedestrian access to multi-modal transit options, jobs and essential services.

The \$1,000,000 Community Challenge Grant will allow the City to complete the Creekside District Master Plan (the “Master Plan”), which will accelerate planning and implementation for the Creekside District project and produce a development program that integrates:

- Suitable and affordable housing for existing and future populations
- Increased efficiency and connectivity of existing public infrastructure, including the BCP and light rail/ transit
- New green infrastructure and amenities
- Improved mobility and access to transit and employment
- Education about sustainability

### Existing Conditions

More than a decade ago, Metro, the regional governing body for the tri-county region corresponding to the Portland-Beaverton metropolitan service area (the “MSA”), designated eight areas as Regional Centers to serve as the focus of redevelopment, multi-modal transit connections, and concentrated growth (See Map 1). Beaverton’s designated Regional Center (“the Regional Center”) serves as a retail and transportation hub for the City and unincorporated Washington County. The center is served by three state highways, two light rail stops, a commuter rail stop, and a regional transit center which provides extensive transit service in and

out of the center. On average, 133,500 people (or nearly 1.5 times Beaverton's population) utilize public transit in the Regional Center every week<sup>1</sup>. The Regional Center, which is just over 400 acres, contains 2,290 residents, 1,398 employees, and 1,047 dwelling units<sup>2</sup>.

The Regional Center is characterized by several significant deficiencies. The area's median family income is approximately 19% lower than the MSA average<sup>3</sup>. The area is home to a high percentage of minorities and foreign born residents. Homeownership rates, particularly among minorities, are very low, while rates of rent/income are disproportionally high<sup>4</sup>. Sidewalk and bike lane densities are low, and block sizes are larger than average, making access to nearby major employers like Nike and Tektronix challenging for area residents<sup>5</sup>. Street connectivity is poor, which discourages both pedestrian and vehicular visits.

At the heart of the Regional Center lies the Creekside District, an area that provides excellent opportunities to catalyze the redevelopment of the Regional Center. The Creekside District is located at the confluence of Beaverton's three creeks, sits at the core of the Regional Center's transit systems, and is served by the BCP. This Creekside District has two major sites for redevelopment. The first, a Transit Oriented Development ("TOD") known as the Round, currently has 105 residents. The City originally expected the Round to serve as a catalyst for redevelopment of this strategically located district when planning initially began in the late 1990s. However, redevelopment has not occurred as anticipated; the Round itself remains unfinished and substantially underutilized. The second property, adjacent to the Round, is the vacant 3.9 acre Westgate property (See Maps 2 & 4). The Westgate property presents an immediate redevelopment opportunity. It is a fairly large undeveloped site that it is publicly owned by the City of Beaverton and Metro; and its proximity to light rail provides a significant opportunity to support regional transit ridership goals and qualify for regional funds earmarked for transit-oriented development.

Proper redevelopment of the Westgate and Round sites, in conjunction with rehabilitation of the creek, integration of the Creekside District's energy and transportation systems, and establishment of a long-term housing strategy, will catalyze revitalization of the Regional Center, further the City's goal of incorporating sustainability and green technologies into future development, and create a vibrant mixed-use center with a greatly increased number and demographic mix of people living in, working in, and visiting the area.

## Project Overview

The City of Beaverton requests grant funding to complete its Master Plan, which is intended to serve several functions. It will refine the concepts presented in the Civic Plan, providing the necessary amendments to Beaverton's Development Code, Comprehensive Plan, and Transportation Plan to implement the strategies for this District. The Master Plan will develop specific streetscape and design standards, refine the streetscape concept for a major and highly visible thoroughfare bisecting the Regional Center, and provide a mobility plan and traffic analysis for new streets designed to create a walkable, urban environment by creating a street grid. In addition, the Master Plan will identify a strategy for transforming the undeveloped parcels at the Round and Westgate into sustainable, mixed-use developments featuring housing affordable to a variety of income levels with access to transit and an enhanced creek and trail system. Finally, the Master Plan will serve as a template for code amendments needed to implement redevelopment strategies in the remaining nine (9) districts comprising the Regional Center.

The Master Plan will address several specific infrastructure, design and operations improvements in the Creekside District, as identified in the Civic Plan, outlined in the following paragraphs, and detailed in the Activity descriptions in this narrative.

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<sup>1</sup> Tri-Met yearly ridership census, Spring 2009-2011

<sup>2</sup> Metro, *Community Investment Strategy- State of the Centers, Investing in our Communities*, Portland, 2011.

<sup>3</sup> U.S. Census Bureau, 2005-2009 American Community Survey

<sup>4</sup> U.S. Census Bureau, 2010 Census

<sup>5</sup> Metro, *Community Investment Strategy- State of the Centers, Investing in our Communities*, Portland, 2011.



First, the Master Plan will establish targeted outreach efforts that encourage meaningful participation from low-income, minority, and special-needs residents in the study area. The public participation plan involves standard tools such as workshops and open houses, as well as non-traditional approaches such as the “Photovoice” program, a community engagement forum, and a collaborative group “Adopt-a-Stream” program.

Second, significant design improvements are needed for the Westgate site’s western access point, which is both too close to the MAX crossing and too narrow to accommodate access from Cedar Hills Boulevard. A road extension from Rose Biggi Avenue (along the north side of the property and then making a turn north to intersect with Westgate Drive) will alleviate this condition while maximizing public on-street parking.

Third, final plans are required to address the condition of Beaverton Creek. The current Environmental Protection Agency (EPA) mitigation site at the Round will be expanded with additional flood control components and a public plaza (Beaverton Creek Connections concept). The ultimate size and shape of such a space requires more detailed study.

A fourth issue is the Beaverton Central Plant (BCP) at the Round. The BCP can serve 1 million square feet of space, but is currently only serving 330,000, or one third of its capacity. The underutilized capacity represents a financial burden on City resources that can only be mitigated through a complete the build-out of the Round project and the Westgate site, which can also be serviced by the BCP.

Lastly, the Master Plan will include a coordinated housing strategy that addresses a range of housing options within the Creekside District. The City is working with the Oregon Department of Housing and Community Services (OHCS) to develop a long-term affordable housing strategy for the Creekside District and the Regional Center. To attract a broad demographic the Master Plan will contemplate a proposal to build an affordable housing development on approximately 1.5 undeveloped acres, which are within 200 yards of the transit station at the Round and within easy walking distance of both jobs and essential services, and which will abut proposed creek improvements.

## Project Outcomes

The grant funds will pay the staff and consulting costs to develop the Creekside District Master Plan. The funding will support a unique opportunity for the City to incorporate transportation, housing, environmental, energy, urban design and social equity planning into a single, coordinated plan, rather than separately plan each individual component over time. Of equal importance, the Master Plan will provide with a blueprint for the other districts comprising the Regional Center. (See Exhibit 2).

As detailed in the Proposed Activities section, the project will result in four specific outcomes:

1. Increased participation and decision-making by populations traditionally marginalized in public planning processes, including underserved populations, in developing and implementing a plan;
2. Increased supply of affordable housing units and proportion of low-income households within a 30-minute transit commute of major employment centers and associated reductions in disparities between racial and ethnic groups and between income groups in these areas;
3. Reductions in community energy use through community-scale energy strategies;
4. Infill development and private sector investment within the project area.

## Alignment with Livability Principles

This project will result in the development of **safe, reliable and economical transportation choices** by completing traffic analysis and a mobility plan for the entire district, with a focus on reconnecting the street grid and increasing the density of sidewalks and bike routes. Improving connectivity in this central area will increase access to existing transit, including light rail, and commuter rail, as well as improve access to major employers in the immediate vicinity.

A build-out plan for the Round and Westgate developments, along with a District Affordable Housing Strategy, will **expand location- and energy-efficient housing choices**. The Creekside District offers unique opportunities for high-density housing development directly adjacent to regional light and commuter rail. With appropriate financial and development assistance, these properties could become centerpieces of the EcoDistrict, taking advantage of existing and planned green infrastructure in the district.

The Creekside District Master Plan will promote higher density development in opportunity-rich areas, serving to **increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes** and implement regional best practices of encouraging development in centers and along corridors. The project will result in more efficient use of land within the Regional Center by developing strategies to resolve transportation, stormwater, affordable housing, and financing challenges. Beaverton has many underutilized parcels, but few undeveloped parcels, and only a handful of undeveloped parcels of any significant size. With an annual population growth rate of 18%, planning for efficient infill development in areas such as Creekside District is critical to meeting the needs of Beaverton and the rest of the region in order to reduce the need to expand the region's Urban Growth Boundary.

This project requires collaboration of state, regional and local agencies representing a variety of interests- from water quality to freight movement. The resulting plan will serve to **increase the accountability and effectiveness of all levels of government to plan for future growth** by developing plans for improving performance and efficiency of facilities of regional and state performance. Clean Water Services (CWS) will collaborate with Beaverton on the design of the Beaverton Creek Connections facility as well as the overall Natural Resources Master Plan for the sub-basin. ODOT will continue to work with Beaverton on the refinement of the streetscape plan for OR Highway 8 (Canyon Road), a state facility. Metro will continue to work with Beaverton on the next phase of the EcoDistrict strategy, as well as on the build out plan for the Westgate parcel.

## Implementation

The City will undertake the bulk of the planning activities, with the assistance of Portland State University, which will provide significant research, technical assistance, monitoring and data collection. Master Plan development will be coordinated with the State through the Regional Solutions Center, whose mission is to integrate state agency work and funding to ensure that projects are completed in the most economical and streamlined process possible. This coordinated assistance will be crucial to the successful and efficient implementation of the project.

Community support for this project is strong- with components stemming directly from the ideas borne out of the Beaverton Community Vision process and refined through the Civic Plan. The included letters of support from the Beaverton Central Neighborhood Association and Friends of Beaverton Creek are examples of the continuing community support this project enjoys.

## Proposed Activities

The proposed activities, described below, are designed to help overcome several impediments to fair housing choice that were identified in the Analysis of Impediments to Fair Housing Choice (AI) of the 2010-2015 Consolidated Plan, approved by HUD September, 2010.

The AI noted the need for Beaverton to:

- Provide tax, SDC and other incentives and an accelerated process for development of affordable housing
- Provide programs to assure accessible housing choice
- Resolve the issue of affordable housing being located disproportionately in high crime areas
- Provide fair share housing to households at 50% MFI and lower

The proposed activities will also promote a racially, ethnically, and socioeconomically diverse district in addition to promoting housing-related opportunities that overcome the effects of past discrimination because of race, color, national origin, religion, sex, disability, and familial status.

### **1. The Round and Westgate TOD Build Out Strategies**

The Round and Westgate TOD build out strategies will determine a development program for the properties that will realize community goals for the District while considering the challenges of market trends, environmental constraints, parking and connectivity issues, and BCP financing addressed through Project Activities 5-7. These strategies will result in revised concept plans and Disposition and Development Agreements (DDAs) for both sites.

The Round, an 8-acre mixed-use transit-oriented development project including housing, office space, and retail and dining establishments in the center of the Creekside District. Although begun in the late 1990s, the Round still has several undeveloped parcels and the BCP, a City-owned central heating and cooling facility. Adjacent to the Round is the 3.9 acre Westgate property, an undeveloped parcel, jointly owned by the City and Metro, the development of which would support regional transit ridership goals and qualify the site for regional funds that are earmarked to support transit-oriented development (TOD incentives): Despite its financial and functional difficulties, the Round and Westgate represent critical growth and development opportunities with excellent regional transit access.

Westgate, in particular, is potentially well positioned for development over a shorter timeframe and at lower cost, because of the public ownership and potential TOD incentives. Several scenarios are possible, including a mixed-use development with a large residential component; or development for a major employer or institutional user, such as a medical or higher education campus.

The Master Plan will include development-financing strategies to market and encourage appropriate development. Possible financing sources (in addition to regional TOD funds) may include tax increment funds for capital improvements, parking revenue bonds to provide structured parking, and other use-dependent sources such as low income housing tax credits, EB-5 investments, New Market Tax Credits financing and other capital sources.

**Key Elements: Gap financing strategy for Round and Westgate sites; development agreements with property owners and/or developers; prototype design analysis; detailed incentive packages; revised concept plans for Round and Westgate sites.**

**Outcome(s) satisfied: Infill development and private sector investment within the project area.**

### **2. Beaverton Creek Connections (Civic Space) Plan**

The sections of Beaverton Creek that extend from Hall Boulevard to Hocken Road were identified in the Civic Plan process as a high priority area for creek restoration that would provide walking and biking paths, and be better integrated with new development. The Round and the section of Beaverton Creek beside it are envisioned to become a high performance open space that provides public access to the creek, as well as important natural system functions. Furthermore, a clear public sector commitment to restoring and enhancing the creek will help spur private sector activity on nearby properties.

The Beaverton Creek Connections concept includes a public plaza and an esplanade, under which is a large subsurface vault and flow-through planters. A central feature of this project would be a water processing facility that provides for stormwater quality treatment and water flow control that will collect, treat and manage the discharge of stormwater runoff from nearby development. Water processing facilities would include a cistern to provide additional storage, and planters or biofilters to treat and slowly release stormwater into the Creek.

This component will include development of an innovative design developed by a team of architects, designers, artists, and engineers to create artistic stormwater treatments along a critical central section of the Creek. Most people do not associate an infrastructure function, such as stormwater treatment, as something that is compatible with nature and art. What makes this project innovative is its central objective to integrate these elements. Rather than concealing the stormwater treatment process, design teams will be asked to celebrate it through artistic design of stormwater treatment.

The Beaverton Creek Connections project will prove catalytic for the creation of an EcoDistrict in the Creekside District. It will manage basin-wide stormwater through an attractive, innovative and easily maintainable facility. This facility will both reduce development costs and enhance local amenities and livability, providing incentive to future developers.

**Key Elements: Detailed landscape, site, and grading plans for plazas, trails, open spaces; hydrology, other technical analysis; stakeholder engagement; stormwater quality and quantity plan.**

**Outcome(s) satisfied: Infill development and private sector investment within the project area; reductions in community energy use through community-scale energy strategies.**

### **3. Fast Track Permit Process and Criteria**

The City will create a streamlined process for new construction of smaller buildings with permitted uses within the Central City area, starting with the Creekside District. The City will pre-establish a set of uses, building types, and design features that would be welcome in the Creekside District and could be permitted administratively without public noticing requirements, with an emphasis on an accelerated process for development of affordable housing.

A Fast Track Permit Process will allow developers to select from a “menu” of design attributes that meet community goals for an area. Rather than focus entirely on standard urban design details, this menu will include features identified as desirable by the citizens most likely to be end users of the buildings. By incorporating these elements into new construction, developers of small projects will be able to save time and money in the permit process while providing important community benefits with their projects.

In order to develop the menu of design attributes, the project team will solicit input and guidance from a variety of sources, including residents of surrounding neighborhoods- areas with disproportionately high percentages of foreign born residents, large households, and households in poverty. For example, to help assess housing design needs, Beaverton will gather feedback from school-aged children and their families about their living conditions and housing needs using the Photovoice approach. This approach involves handing out disposable cameras with instructions to participants to photograph their living environments in addition to photographing design features that they feel would improve their housing conditions. Examples include play equipment, storage facilities, or common kitchens. Use of the Photovoice technique will allow the project team to collect information provided directly by citizens who are often marginalized through traditional planning processes. This information will be incorporated into the “menu” of uses, building types, and design features accepted through the Fast Track Permit Process.

**Key Elements: Fast Track Permit design and use criteria; Development Code revisions for Design Review procedures and criteria; stakeholder engagement.**

**Outcome(s) satisfied: Infill development and private sector investment within the project area; increased participation and decision-making in developing and implementing a plan by populations traditionally marginalized in public planning processes, including underserved populations;**

#### **4. Canyon Road Streetscape Refinement Plan**

Canyon Road (a.k.a. TV Highway and OR 8) is an important east west route in Washington County and connects the Beaverton Regional Center to the Hillsboro Regional Center. The road runs through the heart of the Beaverton Regional Center, carrying 30,000 vehicles a day and serving 50,000 transit riders a week. Two planning efforts are currently underway just west of the Beaverton Regional Center.

Within Beaverton's Central City, TV Highway feeds directly into Canyon Road. A concept to transform Canyon Road through improvements and traffic calming measures are at the core of Beaverton's Civic Plan. The Streetscape Refinement Plan will focus on transforming Canyon Road into a place that balances its function as a thoroughfare with that of a pedestrian-friendly boulevard. The proposal to "calm" Canyon would maintain the 4/5 lane capacity that currently exists on Canyon Road, while greatly improving the livability and safety for businesses, residents, and pedestrians who also use the facility. The central tenet of this design alternative is to ensure that Canyon Road reflects the context of an urban, walkable Central City providing accessibility to transit and destinations to the north and south of Canyon Road. The concept proposes to utilize regularly spaced traffic signals and adaptive signal system to maintain vehicle flow at a slower but more reliable travel speeds as a result of regular traffic signal spacing and adaptive signal systems. In a partnership between ODOT and Beaverton some adaptive signal systems are being installed in the City.

The Canyon Road Streetscape Refinement Plan will supplement and enhance larger regional planning efforts for TV Highway. The Oregon Department of Transportation (ODOT) in partnership with the City of Hillsboro is leading the TV Highway Corridor Plan ("Corridor Plan") for the 8.5 miles of highway connecting the Beaverton and Hillsboro Regional Centers. The Corridor Plan will define the regional functional classification for the highway as an Major Arterial or Principal Arterial and identify transportation solutions for all modes (bicycle, pedestrian, vehicular, transit and freight).

In addition, Washington County is leading the Aloha-Reedville Study and Livable Community Plan for unincorporated area just west of Beaverton. The City of Hillsboro, Beaverton, Metro, TriMet and Oregon ODOT are participating in this planning effort. The plan is funded with grants from Metro, the federal departments of Transportation and Housing and Urban Development. Priorities set during the Aloha-Reedville Study and Community Livability Plan and Corridor Plan efforts will have an important influence on Beaverton's own planning initiatives, and vice versa. It is crucial that these planning efforts be coordinated and the planned design and function of TV Highway supports Beaverton's vision for the roadway and its Central City revitalization for transforming Canyon Road.

**Key Elements:** Traffic analysis; stakeholder engagement; refinement of design alternative; recommendations for access management issues; code language for amendments to implement appropriate refinements to policies, codes, and ordinances; exploration of Special Transportation Area designation; evaluation of alternatives; selection of preferred alternative; STA Management Plan (if selected as preferred alternative); development of policies; creation of IGA.

**Outcome(s) satisfied:** Infill development and private sector investment within the project area; increased participation and decision-making in developing and implementing a plan by populations traditionally marginalized in public planning processes, including underserved populations;

#### **5. District Systems and Energy Efficiency Plan**

Improving sustainability city-wide is a high priority for Beaverton. Current City initiatives include a greenhouse gas inventory, a pilot solar energy program, a progressive recycling program, and an upcoming City sustainability plan. Another demonstration of the City's commitment to sustainability is creating an EcoDistrict, allowing pursuit of citywide sustainability goals through action at the District level.

An EcoDistrict is a neighborhood or District with a broad commitment to accelerate neighborhood-scale sustainability. EcoDistricts commit to achieving ambitious sustainability performance goals, guiding District investments and community action, and tracking the results over time.

For example, a building that includes a stormwater collection system and reservoir can capture rainwater for irrigation and for non-potable uses like flushing toilets. By incorporating this system into the building, a natural resource (rainwater) can be substituted for a more energy-intensive resource (piped potable water).

The Creekside District already possesses foundational elements of an EcoDistrict from existing policy and concept planning documents like the Civic Plan to existing elements and infrastructure such as the BCP, Light Rail, and Beaverton Creek. Yet the District needs a more direct and strategic effort to catalyze desired change.

The existing BCP is cutting edge heating and cooling technology. However operating at one-third its capacity due to the lack of sufficient development within the District has placed a significant financial burden on existing businesses and residents. As part of the District Systems and Energy Efficiency Plan, an operational and financial assessment of the BCP will be performed to identify potential mitigation strategies. The assessment will identify the amount of additional development needed to optimize Central Plant operations and will explore short-term “fixes” to bring rates more in line with market rates benefitting existing customers while removing a barrier preventing development.

District organization is a fundamental first step in creating an EcoDistrict. Use of the EcoDistrict Concept is a helpful tool for engaging District stakeholders and articulating the potential value of an EcoDistrict.

Beaverton will use a comprehensive EcoDistrict Assessment Method to guide assessment efforts. The assessment will provide District stakeholders with a clear vision of what an EcoDistrict would look like and how it would perform, identify benefits to both property owners and the City, and provide a detailed roadmap for implementation. Beaverton will also conduct individual performance area assessments for energy, water, and access and mobility.

A comprehensive energy and water strategy will be developed for the Creekside District. The strategy will begin with base lining current and future energy and water demands, sanitary generation and stormwater runoff, setting a target for reduction, identifying strategies to reduce demand (i.e., reduce, produce, and offset), and exploring projects that meet strategy targets. Projects will be focused on buildings and infrastructure and people and behavior and will consider both public and private investment opportunities as well as public policy support.

**Key Elements: Stakeholder engagement; EcoDistrict organization strategy; EcoDistrict governance plan; EcoDistrict assessment; project feasibility analysis; energy and water strategy; operational and financial assessment of BCP.**

**Outcome(s) satisfied: Infill development and private sector investment within the project area; reductions in community energy use through community-scale energy strategies.**

## **6. Streetscape, Parking, and Mobility Plan**

To enhance connectivity within the Central City, particularly north of Canyon Road, a series of additional connections are proposed, which will create a network of streets that provide approximately the same block size as found in Beaverton’s adjacent Old Town District. (See, Map 4) Connections will increase east-west connectivity and relieve local traffic burdens on Canyon and Farmington Roads. Proposed changes in the Creekside District include a realignment of Westgate Drive and the extension of Rose Biggi Avenue, providing new connections and access to the Westgate site. The proposals will increase the number of alternative routes and modes available to travelers, helping reduce peak hour congestion levels. Completion of the connections identified in the Civic Plan would provide a continuous east-west road connection from

east of OR 217 to Hocken Avenue. Moreover, envisioned trail and creek improvements along Beaverton Creek will create a strong connection to the South Cedar Hills District, located to the northwest of the Creekside District.

A comprehensive parking plan will also be developed. The Creekside District represents one of the pivotal opportunities for infill development in the Central City. It is an area most capable of capitalizing on regional transit connectivity, and has long been considered a location for higher density employment and housing in the City. A coordinated public investment in parking supply, as well as improvements to the Beaverton Creek amenities would help catalyze additional development in the area.

Setting aside one acre of land could accommodate the District's parking need in a structured parking garage. Construction of such a structure would cost an estimated \$13.7 million at \$30,000 per space construction cost, but would support the creation of over \$150 million in value added<sup>6</sup>. This plan will identify the appropriate site for a public parking facility and will include a phasing and financing strategy for property acquisition and construction.

In addition to parking challenges, there are a number of barriers affecting walkability and mobility in the Creekside District. Working in conjunction with Beaverton's Citizens with Disabilities Advisory Committee and its Senior Citizens Advisory Committee, Beaverton will conduct a comprehensive mobility audit in order to assess the District's provision for special-needs populations including: visually- and hearing-impaired pedestrians; wheelchair users; and mobility-impaired persons. ITE traffic engineers, local police, city councilors, directors of public works, transit representatives, state department of transportation planners, engineers and others will participate in this audit and will assist in the creation of the audit report. The audit report will be used to develop detailed street standards and policies for the District.

**Key Elements: Traffic analysis; detailed District street and bike network; code language for amendments to implement appropriate refinements to policies, codes, and ordinances; District parking management plan; public parking facility phasing and financing strategy; cross-section details for street standards; stakeholder engagement; development of policies.**

**Outcome(s) satisfied: Infill development and private sector investment within the project area; increased participation and decision-making in developing and implementing a plan by populations traditionally marginalized in public planning processes, including underserved populations;**

## **7. District Affordable Housing Strategy**

The Creekside District is situated in an opportunity rich area with direct access to regional-serving transit, excellent proximity to hospitals and healthcare, and is located within one of the state's finest school districts. However, the City hasn't seen the level of housing development necessary to create a critical mass of transit-oriented development. All of Beaverton's stations show potential for transit-oriented development, which would add housing and jobs within a ten minute walk, and ideally within a five minute walk. The City is working with affordable housing developers and the OHCS to determine how best to encourage development of affordable and mixed income housing in high transit districts at densities appropriate to these areas.

Recent analysis indicates that without significant public subsidy, such development is unlikely to occur in today's economic conditions. The Civic Plan identifies a number of options for spurring development in the Central City including offering financial assistance and providing public amenities. Civic Plan analysis indicates that about one-third of the City's anticipated new citywide housing development (approximately 200 units per year) could be accommodated in the Central City.

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<sup>6</sup> Fregonese Associates, et al., City of Beaverton. *Civic Plan- Central City Strategy*. Beaverton: 2011, 86.

Within the Creekside District, the City and OHCS have preliminarily identified a 1.5 acre site for development of a 70 to 80 unit low-income housing development. As State funding for this development will not be available until 2013, the City and OHCS will establish criteria through which other projects can be identified and developed in other districts within the Regional Center.

Working in conjunction with OHCS, Beaverton will create a strategy for prospective developers to easily coordinate with the goals of the State's affordable housing grant and tax credit program and Creekside District goals. The state is in the process of updating its financing program in order to remove existing financing barriers to development of affordable housing in high transit areas at densities appropriate to these areas. The District Affordable Housing Strategy will allow the Beaverton and OHCS to work collaboratively on a uniform approach to transit-oriented affordable housing development, which will:

- Identify regulatory barriers to development of high density transit oriented affordable housing
- Develop code language to reduce these barriers
- Create a package of informational materials to explain the regulations, financing options, and incentives available to developers of high density transit oriented affordable housing in Beaverton
- Address fair housing barriers identified in the 2010-2015 Consolidated Plan, approved by HUD September, 2010

**Key Elements:** Code language for amendments to implement appropriate refinements to policies, codes, and ordinances; affordable housing financing strategy; development of policies.

**Outcome(s) satisfied:** Infill development and private sector investment within the project area; increased supply of affordable housing units and proportion of low-income households within a 30-minute transit commute of major employment centers and associated reductions in disparities between racial and ethnic groups and between income groups in these areas.

#### **8. Beaverton Creek Natural Resources Master Plan**

The City needs a broad framework for public and private investments within its creek corridors. In cooperation with Clean Water Services, the city will engage in a master planning process to develop a comprehensive natural resources management strategy that defines performance standards, design options, and a regulatory program for Hall, Wessenger, and Beaverton creeks, which flow through the Central City. The focus of this comprehensive and systematic natural resources master plan is to maximize ecological benefits and improve water quality while helping to bring clarity and predictability for future development along creek corridors.

The Natural Resources Master Plan will be coupled with increased public investment in stormwater treatment facilities through the use of greenstreets technologies and high-performance landscapes to capture and treat stormwater in the public realm and connect to systems in new private developments will provide a direct incentive to development. A collaborative process with Clean Water Services, landowners, and the city to pre-plan and permit desirable development will represent a major step toward stimulating the intensified development of the Central City.

Taking a holistic approach to development sites, an agreed-upon development program (or set of alternatives) will be evaluated for stormwater management needs and a plan developed to accommodate those needs through a combination of on- and off-site treatment measures. Such a process could serve as a model for future projects, and result in best practice concepts that could be applied Citywide.

**Key Elements:** Stakeholder engagement; performance standards, design options, and regulatory program for Hall, Wessenger, and Beaverton creeks; hydrology, other technical analysis; system-wide stormwater quality and quantity plan.



**Outcome(s) satisfied: Infill development and private sector investment within the project area.**

## **9. Public Participation**

The Master Plan will provide a template for planning other areas in the Regional Center. As such, it is important that both the planning process and adopted plan incorporate forward-thinking concepts and designs that draw from the real-world experiences of people who will live in, work in, or visit the District.

Meaningful public participation is critical to the success of the Master Plan. As it involves many different elements, the project team will seek input from a variety of sources. Although the Creekside District itself is a small geography and is not densely populated, the neighborhoods surrounding the District will be valuable resources from which to gather input about how it should function.

The goals of public participation in the development of the Master Plan are to:

- Engage underrepresented populations to voice their thoughts and ideas about the district using tools that they are familiar with and interested in using
- Promote the project to the community, establish community recognition, and explain the community-wide benefits of the Creekside District
- Establish processes for meaningful public participation, ensuring broad-based community ownership of the Master Plan
- Receive and incorporate input, suggestions, and advice regarding the area and its livability attributes

These goals will be met through targeted outreach efforts that encourage meaningful participation from low-income, minority, and special-needs residents for various elements of the work program. Specific outreach methods include use of the photovoice concept in which low income and minority school children will participate in a project to document elements of their built and natural environment that they would like to change. Feedback from this project will be incorporated into new design standards for the District's Fast Track Permit Process. The photovoice project will involve focus groups with the students and design professionals who will transform the visual input into design recommendations.

In designing new streetscape standards, the project team will host a series of comprehensive mobility audits for the District. The mobility audits will focus on designing the new streets, sidewalks, and trails in the District to meet the needs of senior and disabled populations. The Streetscape, Parking, and Mobility Plan will rely on recommendations from the special-needs community by incorporating recommendations from an advisory group comprised of members of the Senior Citizens Advisory Committee and the Citizens with Disabilities Advisory Committee.

See Exhibits 6 & 7 for additional information about public participation in the Master Plan.

**Key Elements: Project kick-off event; Canyon Road streetscape design workshops; project open houses; photovoice project; project website and social media; monthly newsletter; adopt-a-river program; one-on-one interviews at homeownership fair; focus groups; district mobility charrette.**

**Outcome(s) satisfied: Increased participation and decision-making in developing and implementing a plan by populations traditionally marginalized in public planning processes, including underserved populations.**

## **Schedule and Other Work Plan Elements**

Development of the Master Plan will take place over a period of three years. In that time, the project team will develop the technical analysis and background materials, draft the Master Plan components, develop conclusions and recommendations, and conduct community outreach. Details of the project schedule can be found in Exhibit 5.

The project team consists of three main entities: City of Beaverton (Beaverton), Portland State University's Institute for Metropolitan Studies (PSU), and Clean Water Services (CWS). Beaverton staff, as lead partner, will be responsible for the project and grant management, and will be the primary coordinators of community outreach efforts, including advisory committees and public meetings. Staff will also be responsible for guiding the Master Plan through the formal review and adoption process. Staff will also provide assessment and reporting on Outcome 4, infill development and private sector investment within the project area.

PSU, as support partner, will provide assessment over three years of three of the outcomes for the project. This will include:

- Assist Beaverton in establishing a baseline measurement for Outcomes 1-3
- Attend and observe, for the purposes of assessment, all major public participation events. These include five large events (kick-off event, open houses, design charrettes, and the culminating event) and other events during the three years of the project.
- Provide Beaverton with a summary of assessment activities analyses related to Outcomes 1-3
- At the conclusion of Year 3, examine the final Creekside Plan in light of the participants' recommendations, to determine the degree to which these recommendations are incorporated into regulatory framework.
- Analyze the quantitative and qualitative data that will provide the basis for a detailed assessment report at the conclusion of Years 1 and 2 of the project and provide an assessment of the entire process at the conclusion of Year 3.
- Provide a report related to the progress made on Outcomes 1- 3 at the conclusion of each year of the project.

CWS, as an additional support partner, will provide technical assistance on the development of the Beaverton Creeks Natural Resource Master Plan and the Beaverton Creek Connections (Civic Open Space) components. Assistance will include analysis of the existing sub basin conditions, meeting with affected stakeholders and property owners, and establishment of new agency guidelines and policies tailored to the specific conditions of the sub basin.

Details of the project work plan can be found in Exhibit 4

## HUD Policy Priorities

The Master Plan **will increase the skills and technical expertise of partner organizations** to manage federal awards, provide solid financial management, and perform program performance assessment and evaluation. As a significant local, regional, and state collaborative project between the City of Beaverton, Clean Water Services, Portland State University, Metro, and State departments of Transportation, Land Conservation and Development, Environmental Quality, and Housing and Community Services, this project will significantly increase working knowledge between departments and agencies and allow all partners to strengthen existing relationships to a degree that would not be possible without a major collaboration.

Knowledge will be shared among partners so that key personnel responsible for grant implementation **coordinate cross-programmatic, place-based approaches**. Collaboration with the State Regional Solutions Center (RSC) allows most or all of the participating partners are expected to meet on a regular basis with key regulatory agencies and implementation partners. Key staff members will meet frequently with PSU during the all phases of the project and collaborate on data collection and analysis, outcomes reporting, goal and evaluation criteria development, and public outreach strategies.

This structured collaboration will increase the skills and technical expertise of staff members and partner organizations by permitting key staff to gain direct, hands-on experience in developing large-scale federally-funded plans coordinating housing and transportation.

The RSC is a new program initiated by Governor Kitzhaber. By utilizing the RSC as vehicle for collaborating among local, regional, and state partners, the project will be a model for integrating state agency work and funding. This will allow the RSC to utilize the project as a “best practice” and **broaden the use of successful models to other communities.**

PSU’s Institute of Portland Metropolitan Studies offers a number of methods for knowledge sharing, including web-based as well as print publications. For example, the web-based Metropolitan Knowledge Network is a new resource that engages community leaders in discussions about a variety of public policy issues. By utilizing the resources and existing communications platforms of the RSC and PSU will allow **dissemination of policy lessons learned** during the planning process to a diverse range of potential audiences, including policymakers, other regional consortia, and interested community leadership.

## Budget

Details of the project budget can be found in Exhibit 3. The following tables provide the overall costs of the project components, including details regarding outreach to underserved populations.

### Overall Budget

Component	Description	Cost
Technical Analysis	Consultant selection, benchmarking, background materials development, goals and criteria	\$74,000
Component Development	Development of Components 1-8	\$1,485,000
Conclusions and Recommendations	Refine Master Plan, outcomes monitoring, create development agreements, code & ordinance development, process template	\$425,000
General Outreach and Communications	Public participation plan, open houses, advisory committees, public events and meetings, graphics and website.	\$175,000
Outreach to Underserved Populations	See detail below	\$136,000
Project Management	Consultant and sub-grantee coordination, grant administration and reporting, outcomes reporting, travel	\$220,000
<b>Budget TOTAL</b>		<b>\$2,515,000</b>
<b>Match</b>		<b>\$1,515,000</b>
<b>Match: % of Total Budget</b>		<b>60%</b>

### Outreach to Underserved Populations Budget

Component	Description	Cost
Underserved Populations Outreach Strategy	Work with a public engagement and communications firm to develop a specific outreach strategy for underserved populations including communicating with cultural context, diversifying audiences, and engaging diverse communities.	\$15,000
Mobility Audit and Advisory Groups	Hold a comprehensive mobility audit for District streets and sidewalks to assess accessibility issues. Form an advisory group with participation from the Citizens with Disabilities and Senior Citizens Advisory Committees to develop policy and design recommendations.	\$45,000

Housing Fair, Focus Groups and Interviews	Host a housing fair aimed at encouraging homeownership among low income and minority populations. Use the fair as a forum to conduct one-on-one interviews and focus groups.	\$25,000
Materials Translation	Translate printed project materials into the three languages most commonly spoken in the project area.	\$6,000
Photovoice Project	Work with school age children from low income and minority populations to collect photos, which will be used to identify, highlight and facilitate discussions about the district's strengths and weaknesses.	\$25,000
Community Outreach Coordination	Work with Beaverton's existing channels like the Diversity Committee, Senior Citizens Advisory Committee, and Citizens with Disabilities Advisory Committee to coordinate outreach to underserved populations throughout the 3-year project.	\$20,000
<b>Outreach to Underserved Populations TOTAL</b>		<b>\$136,000</b>
<b>% of Total Budget</b>		<b>5.4%</b>

### Additional Leveraging

The project will be funded through several sources, as follows:

<b>Project Partner</b>	<b>Share</b>	<b>% of Budget</b>
City of Beaverton	\$1,445,490	57.5%
Portland State University	\$42,099	1.7%
Clean Water Services	\$27,411	1.1%
HUD	\$1,000,000	39.8%
<b>TOTAL</b>	<b>\$2,515,000</b>	<b>100%</b>

As described in Project Activity 4, the project is strongly related to the HUD Sustainable Communities program. The Aloha-Reedville Study and Livable Community Plan ("Aloha-Reedville Plan"), funded through a 2010 HUD Sustainable Communities and TIGER II grant, is a collaborative planning effort between Washington County, the Housing Authority of Washington County, the Cities of Beaverton and Hillsboro and other affected agencies (e.g. ODOT and TriMet), with the county acting as lead administrator. The Aloha-Reedville Plan's study area is located directly west of the Regional Center, making coordination of the Master Plan and Aloha-Reedville Plan an important component of this project.

ODOT, in partnership with the City of Hillsboro is leading the TV Highway Corridor Plan ("Corridor Plan") for the 8.5 miles of highway connecting the Beaverton and Hillsboro Regional Centers. The Corridor Plan will define the regional functional classification for the highway as a Major Arterial or Principal Arterial and identify transportation solutions for all travel modes.

Priorities set during the Aloha-Reedville Plan and Corridor Plan efforts will have an important influence on Beaverton's own planning initiatives, and vice versa. It is crucial that these planning efforts be coordinated and the planned design and function of TV Highway supports Beaverton's vision for the roadway and its Central City revitalization for transforming Canyon Road.

Per capita income in this census tract is \$18,470 or approximately 21% lower than the Portland-Beaverton-Vancouver MSA average<sup>7</sup>.

<sup>7</sup> U.S. Census Bureau, 2000 Census

## **Collaboration**

As described in the Implementation section of this narrative, development of the Master Plan will be coordinated through the Regional Solutions Center (RSC). RSC coordinates the activities of several State agencies, including the Department of Transportation (DOT), the Department of Environmental Quality (DEQ), the Department of Land Conservation and Development (DLCD), Business Oregon and OHCS. These working partnerships will help to increase the effectiveness of the project activities by streamlining review and coordination between the various agencies involved in the development of this Master Plan.

## **Capacity**

The City of Beaverton has a history of successfully completing and implementing project activities similar to those of this Master Plan. Beaverton Community Vision began as an outreach effort by the City of Beaverton to ask citizens to help plan and prioritize our City's choices for years to come. More than 5,000 people shared their ideas for Beaverton. In December 2009 and January 2010, action teams comprised of 82 community leaders, business people, Visioning Advisory Committee members, City staff, and other concerned parties turned the thousands of citizen ideas into a list of recommended actions for Beaverton.

Subsequently, Beaverton developed the Civic Plan, which serves as the City's set of tools and partnerships for bringing many of the most critical and immediate elements of the Beaverton Community Vision to life over the 20-year planning horizon. The objective for the Civic Plan was to explore and test ideas and trade-offs with the public, refine, revise and prioritize strategies. The project was given a 12-month timeline and a \$438,000 budget. The plan, adopted in April, 2011, was completed within 10 months and came in more than \$10,000 under budget.

Due to the complexity of projects like the Civic Plan and Creekside District Master Plan, the project team finds it prudent to include key staff with proven track records of project management in addition to qualified consultants who can provide specific technical expertise where needed. The Civic Plan employed a consulting team comprised of 11 different firms across numerous specialties, with project management shared between staff and the lead consulting firm. This allowed the project to be completed in an efficient and highly specialized manner. The project team anticipates using a similar approach in the development of the Master Plan. Details of the project's key staff and organizational structure can be found in Exhibit 1.

The City of Beaverton has been an entitlement community through the Community Development Block Grant program since 1994. Over the last 17 years the City has developed capacity to effectively manage federal funding and developed controls and policies to ensure program compliance. This has allowed the City to effectively manage additional funds from the Department of Justice, FEMA, Department of Energy and HUD. The City has neither had any significant findings during its annual A-133 audits, nor when awarding agencies monitor its programs. Staff maintains an active relationship with federal representatives to ensure any questions regarding program requirements are addressed in a timely manner.

## **Preferred Sustainability Status**

On September 7, 2011, Metro Council President Tom Hughes awarded the bonus points associated with Metro's designation as Preferred Sustainability Status to this grant request. Form HUD2995 certifies the nexus between the proposed activities associated with the Creekside District Master Plan and the Livability Principles being advanced in the PSS Community.